



HOAMCO®

2026 LEGISLATION LOADING ...

At HOAMCO, one of the commitments we make is to actively monitor legislation that could impact the communities we serve in Nevada. Nevada operates on a biennial legislative session schedule, meaning the Legislature meets in regular session during odd-numbered years. As a result, most legislative activity affecting associations in 2026 stems from bills passed during the 2025 session, many of which became effective in late 2025 or have provisions taking effect in 2026.

As we enter this new year, we wanted to share updates on legislation that has the potential to impact Community Associations. While these bills have already been enacted, it is important for boards and management companies to understand the operational changes now in effect so communities remain compliant.

Please see below to learn more about the legislation we are monitoring with 2026 impact. For a full understanding of everything in the legislation, we recommend reviewing the full bill text by clicking the name of each bill, as the high-level summaries do not cover every item included.

NEVADA LEGISLATION IMPACTING COMMUNITY ASSOCIATIONS (2026 EFFECT):

1. Solar Installation Approval Requirements ([SB 440](#))

SB 440 revises provisions relating to the installation of solar energy systems in certain common-interest communities. The bill establishes timelines and procedural requirements for associations when reviewing solar applications and limits an association's ability to unreasonably delay or deny installations.

Effective October 1, 2025, this law requires boards to ensure architectural review procedures align with the updated statutory framework and that application timelines are clearly defined and consistently followed.

2. Religious and Cultural Displays on Entry Doors ([SB 201](#))

SB 201 prohibits associations from banning certain religious or cultural items displayed on doors or doorframes, subject to reasonable health, safety, and size restrictions.

Effective July 1, 2025, associations should review governing documents and rules to confirm they do not conflict with these statutory protections.

3. Accessory Dwelling Units (ADUs) and Housing Provisions ([AB 396](#))

AB 396 primarily addresses local government requirements for permitting Accessory Dwelling Units (ADUs). While not a direct amendment to NRS Chapter 116, it may indirectly impact common-interest communities, particularly those with architectural restrictions or use limitations that intersect with ADU development.

Certain provisions become effective July 1, 2026, and associations should monitor how municipal implementation may affect community standards and insurance considerations.

4. Residential Construction Start Times and Noise Regulations ([AB 478](#))

AB 478 establishes statewide parameters for residential construction start times under certain conditions. This legislation may impact communities experiencing ongoing development or large-scale renovations.

Effective June 5, 2025, associations may need to adjust expectations regarding construction hours within their communities to align with state law.

Looking Ahead

Nevada's biennial legislative structure means that additional statutory changes impacting community associations would typically occur during the next regular session. HOAMCO will continue monitoring interim committee activity and any future proposals affecting NRS Chapter 116 (Common-Interest Ownership Act) to ensure our communities remain informed and prepared.

If you have questions about how these changes may impact your association's governing documents or operational procedures, our team is here to assist.