



# Las Vegas Police Protective Association Metro, Inc.



To: Chris Collins, Executive Director  
From: David Roger, General Counsel DR  
Re: Rights of Homeowners to Display Political Signs  
Date: April 21, 2014

Because some of our members have complained that their homeowner's association prohibits displaying political signs, you directed me to research this issue.

In short, associations may not restrict homeowners from posting political signs on their own property. However, Las Vegas and Henderson require the homeowner to remove signs when the candidate loses a primary election or at the end of the election.

Nevada enacted the Uniform Common-Interest Ownership Act in Chapter 116. NRS 116.325 provides:

1. The executive board shall not and the governing documents must not prohibit a unit's owner or an occupant of a unit from exhibiting one or more political signs within such physical portion of the common-interest community as that owner or occupant has a right to occupy and use exclusively, subject to the following conditions:

(a) All political signs exhibited must not be larger than 24 inches by 36 inches.

(b) If the unit is occupied by a tenant, the unit's owner may not exhibit any political sign unless the tenant consents, in writing, to the exhibition of the political sign.

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(c) All political signs exhibited are subject to any applicable provisions of law governing the posting of political signs.

(d) A unit's owner or an occupant of a unit may exhibit as many political signs as desired, but may not exhibit more than one political sign for each candidate, political party or ballot question.

2. The provisions of this section establish the minimum rights of a unit's owner or an occupant of a unit to exhibit political signs. The provisions of this section do not preempt any provisions of the governing documents that provide greater rights and do not require the governing documents or the executive board to impose any restrictions on the exhibition of political signs other than those established by other provisions of law.

3. As used in this section, "political sign" means a sign that expresses support for or opposition to a candidate, political party or ballot question in any federal, state or local election or any election of an association.

Homeowners may post political signs, no larger than 24"x36" in their front yard. However, the different municipalities require that residents remove the temporary signs within 10-15 days after the election.