



Las Vegas Police Protective Association Metro, Inc.



To: LVPPA Members
From: David Roger, General Counsel *DR*
Re: Residential Squatters
Date: July 8, 2014

Over the last several months, I have met with and received e-mails from officers regarding people who are residing in rental homes without a valid lease. Sometimes, officers are not able to decide whether the individual occupying the residence is a victim or opportunist.

Frequently, the property owner resides out of state and is not aware of the problem. Many believe that the owner, who is often an investor, should pay a property manager to take care of the home. Neighbors, who are the innocent victims, complain that the home is in a state of disrepair. The result is that adjacent property values decline.

Nevada's Trespass statute allows an owner to trespass a guest or a person who does not have a written or verbal agreement to occupy the building. However, when the occupant produces an agreement, the owner must file for an eviction order. Officers are not in a position nor do they have time to decipher whether the document is legitimate.

That said, both Clark County and the City of Las Vegas have ordinances that may help address this problem. The Clark County Code Enforcement Department and the City of Las Vegas Neighborhood Response Unit is responsible for investigating nuisance complaints.

Clark County Public Response Office:

(702) 455-4191

http://www.clarkcountynv.gov/depts/admin_services/pro/Pages/default.aspx

City of Las Vegas Neighborhood Response:

(702) 229-6615

<http://www.lasvegasnevada.gov/Government/27336.htm>

This option may seem like we are passing the buck, but our investigative resources and laws leave us with few options. I will continue to research alternatives for you.

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