



FILED

DEC 02 2022

ELIZABETH A. BROWN
CLERK OF SUPREME COURT
BY [Signature]
CHIEF DEPUTY CLERK

November 30, 2022

ADKT 602

We are writing this letter on behalf of IREM Las Vegas Chapter 99 to communicate our organization's stance on the Eviction Diversion Program. Our organization represents 200 members of the Las Vegas area that manage private and government housing. The ramifications of EDP on our industry are vast and would place an undue hardship on housing providers.

As an organization, we strongly oppose the Eviction Diversion Program. This program would further delay evictions at a time where we are already experiencing unprecedented delays due to "temporary" pandemic era mandates. These delays leave property-owners unable to collect rent for months while still having to pay mortgages, association fees, property tax and insurance. It is especially hard on owners of single-family homes who are typically dependent on the rental income. Having little recourse, these small business owners face having to sell their properties. As a consequence of these sales, we're experiencing reduced inventory for renters and seen a rise in housing costs.

It is simply unconscionable to place on property-owners the burden of yet another government program aimed at delaying and restricting evictions while we're still grappling with the implementation of 30-day notices for non-payment and CHAP's 60-day ban on evictions. We have several instances of filed evictions whose court date is set for up to 8 months out from the initial delinquent month. By the time the court date arrives, the tenant owes rent for several months because they interpret the delay as consent from the court and fail to pay while awaiting the hearing. Having a tenant sit in a home they can no longer afford, effectively rent-free, creates a financial burden for property-owners.

We also would like to express concerns with the scope of the Eviction Diversion Program. It has not been made clear which type of evictions would be diverted – any delay in evicting tenants that are a nuisance or a risk to the community could be disastrous. Additionally, we oppose mandatory mediation as it only serves as a delay. Ultimately, if someone does not have the means to pay their rent a delay is not going to change that. Due to programs like CHAPS and EDP, tenants have been able to remain in homes at the expense of taxpayers and property-owners but once the assistance is exhausted they abandon the home with an outstanding balance. This is unsustainable and EDP will only exacerbate these issues.

In closing, we would like to reiterate our opposition to the implementation of the Eviction Diversion Program as its impact on the already strained housing market could have far-reaching consequences for property-owners and tenants alike.

Respectfully Submitted,

Joshua Campa, ARM, RPM
Brenda L. Lovato, CPM, ARM
Patricia Stephens, CPM, ARM
IREM Legislative Committee

22-37872