



Nevada Association of Counties
304 South Minnesota Street
Carson City, NV 89703
(775) 883-7863

www.nvnaco.org

NACO Workshop - AB211 & Receivership

AB211 Summary

Under existing law, landlords must keep rental units safe and habitable, meeting health, safety, and housing code standards.

AB211 strengthens enforcement for dangerously substandard multifamily rental properties. If a property violates habitability, building, or fire safety laws in a way that substantially endangers residents or the public, the county or city must notify the owner and order repairs. The notice must meet specific requirements.

If the owner does not fix the problems, the county or city may ask the court to declare the property substandard. When a property is declared substandard, the court must identify the violations and required fixes. If conditions pose serious health or safety risks, the court may also order tenant notifications, relocation assistance, compensation, and reimbursement of public costs. The court can order repairs and, if necessary, appoint a receiver to manage and rehabilitate the property.

AB211 established clear duties, compensation, reporting requirements, and timelines for receivers, including monthly reports and a maximum court oversight period of 18 months. It also established that owners may be required to pay unrecovered receivership costs.

These new remedies are in addition to existing legal options and do not limit constitutional rights, including due process. The bill also clarifies that Nevada's Uniform Commercial Real Estate Receivership Act applies to these cases and provides definitions used throughout the law.

Workshop Presenters

Assemblymember Venicia Considine, Esq., Nevada Assembly District 18, Director of Development and Community Relations – Legal Aid Center of Southern Nevada

Venicia G. Considine is the Director of Development and Community Relations at Legal Aid Center of Southern Nevada. Venicia joined Legal Aid Center in 2009 as a staff attorney in the Consumer Rights Project, representing clients going through difficult financial situations, including foreclosure, predatory lending, fraud, and other consumer issues. Venicia testified on consumer protection bills and opposed bills weakening consumer and homeowner rights through several legislative sessions. Venicia was elected to the Nevada Legislature, representing Assembly District, in 2021 and 2023. Venicia started at Legal Aid Center during law school, first as an extern and later as a law clerk. Prior to joining Legal Aid Center, Venicia was as an academic advisor at the University of Nevada, Las Vegas, helping students reach their academic goals. She also worked for the Women's Research Institute at UNLV, where she was the first Program Manager for the NEW Leadership Nevada program. Venicia graduated from the William S. Boyd School of Law in 2008, after completing a Master's Degree and Bachelor's Degree, both in American History.

Contact information: Venicia.Considine@asm.state.nv.us

Richardson “Red” Griswold, CEO, Receiver/Attorney – Griswold Receivers

Richardson “Red” Griswold is the founder of Griswold Receivers. For nearly two decades, he has led the rehabilitation of substandard properties - including multifamily housing - across the western region, blending legal expertise with boots-on-the-ground operational leadership. Appointed by more than 300 courts across 30 counties in the western region, he has built a reputation as a trusted authority in nuisance abatement, receivership, and court-appointed property management.

Mr. Griswold earned his undergraduate degree from the University of California, Davis and his law degree, magna cum laude, from California Western School of Law in San Diego. As the former Vice President of a property management firm in California, Red led teams responsible for rehabilitating and stabilizing apartment buildings in Los Angeles County. He frequently hosts roundtables, seminars, and lectures for code enforcement officers, city attorneys, and government leaders on how to apply receivership as a practical tool for public safety and housing recovery.

Contact information: rgriswold@griswoldreceivers.com

Leandra Carr Hanshaw, Immediate Past-President – Sierra Nevada Realtors

Leandra Carr Hanshaw grew up on the East Coast and moved to the Seattle area in 1990, then came to Nevada in 1997. Prior to getting her real estate license, she worked as a paralegal for over 13 years. She has been practicing real estate since 2003, property management since 2004, and obtained her broker license in 2006. She is a 2021 graduate of Nevada Realtors Leadership Academy and Immediate Past President of Sierra Nevada Realtors. She holds a Bachelor's Degree in Applied Behavioral Science.

Mrs. Hanshaw owns a boutique brokerage in rural Nevada and has a thriving property management practice with two other licensed property managers and several real estate licensees under her supervision. She manages mostly single-family residences, some duplexes, a handful of small apartment complexes and a few commercial properties. Her practice spans Churchill, Lyon, Storey, Douglas, Washoe counties and Carson City. In addition, she has previously managed a 60-unit complex in Carson City as well as owning investment properties personally.

Contact information: leandracarr@hotmail.com

Joanna Jacob, Government Affairs Manager – Clark County

Joanna joined Clark County in December 2019 as Government Affairs Manager, responsible for coordinating federal, state, and local advocacy for the County. Ms. Jacob was previously a contract lobbyist in Nevada from 2011 to 2019, representing industries such as construction, health care and general business interests during five legislative sessions and two special legislative sessions. She also spent 4 years practicing law in California, focusing on family law and civil litigation. Joanna graduated from California Western School of Law, earning a Juris Doctorate in 2006. She also holds a bachelor's degree from Wheaton College in International Relations and French.

Contact information: Joanna.Jacob@ClarkCountyNV.gov