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PERSONAL PROPERTY LEFT BEHIND

NRS 118A.030 defines abandoned property as "property which is left unattended on the premises after the termination of the tenancy, unless the owner of the property has expressed an intent to return for the property."

After your tenant vacates the premises, there might be personal property of your tenant remaining in the rental unit. If this is the case, you should use the attached form entitled "Notice of Right to Reclaim Abandoned Property."

NRS 118A.460 Procedure for disposal of personal property abandoned or left on the premises.

1. The landlord may dispose of personal property abandoned on the premises by a former tenant or left on the premises after eviction of the tenant without incurring civil or criminal liability in the following manner:
 - (a) The landlord shall reasonably provide for the safe storage of the property for **30 days** after the abandonment or eviction or the end of the rental period and may charge and collect the reasonable and actual costs of inventory, moving and storage before releasing the property to the tenant or his or her authorized representative rightfully claiming the property within that period. The landlord is liable to the tenant only for the landlord's negligent or wrongful acts in storing the property.
 - (b) After the expiration of the 30-day period, the landlord may dispose of the property and recover his or her reasonable costs out of the property value thereof in the landlord has made reasonable efforts to locate the tenant, has notified the tenant in writing of his or her intention to dispose of the property and **14 days** have elapsed since the notice was given to the tenant. The notice must be mailed to the tenant at the tenant's present address, and if that address is unknown, then at the tenant's last known address.
 - (c) Vehicles must be disposed of in the manner provided in chapter 487 of NRS for abandoned vehicles.

This notice should be addressed to the tenant and mailed to the tenant's last known address. If you do not know that address, then you should mail it to the premises that was just vacated. All property should be itemized in the space provided or on an attached sheet of paper. You must also indicate where the items should be retrieved. The items do not have to remain on the premises but can immediately be moved off and stored in any locked storage facility.