

**MAIN OFFICE**

CLARK COUNTY ASSESSOR  
500 S Grand Central Pky 2nd Fl  
Las Vegas NV 89155  
(702) 455-3882

Hours: 8:00 a.m.— 5:00 p.m.  
Monday through Friday

**NORTHWEST OFFICE**

Doña Maria Plaza  
3211 N Tenaya Way, Suite 118  
Las Vegas NV 89129  
(702) 455-3882

Hours: 8:00 a.m.— 12:00 noon  
12:30 p.m.— 5:00 p.m.  
Monday through Thursday  
(Closed Friday)

**MICHELE W. SHAFE**  
CLARK COUNTY ASSESSOR



**COMMUNICATION DEVICES FOR THE DEAF**

TDD SERVICE: Nevada Relay Number  
(800) 326-6868

(Rev 10/11)



# NEVADA HOMESTEAD

## NRS Chapter 115

**Dear Homeowner,**

We hope this brief summary of the Nevada Homestead Law will be of assistance to you. If you need a Homestead Declaration Form, we will be happy to provide one for you. We are not permitted to assist in completing the legal document. However, since we maintain the property records in our office, I have instructed our Customer Service staff to provide you with a copy of your property description.

If you have any legal questions regarding this document, please consult your attorney.

Sincerely,

**MICHELE W. SHAFE**

*Clark County Assessor*

### **WHAT ARE THE PROCEDURES FOR RECORDING A DECLARATION OF HOMESTEAD?**

1. Complete the Homestead Declaration Form. The form must be printed legibly in **black** ink. Text cannot extend beyond the one inch margins on all sides of the form.
2. Sign in the presence of a Notary Public.
3. Take the completed document to:

Clark County Recorder  
Main Office:

500 S Grand Central Parkway 2nd Floor  
P O Box 551510—Las Vegas NV 89155-1510

Northwest Office:  
3211 N Tenaya Way Suite 118  
Las Vegas NV 89129

The completed document can also be mailed to the Recorder's main office. The Recorder's Office unable to accept mailed documents for recording at the Northwest Office.

4. The recording fee is \$17.00 and \$1.00 per page for each additional page. Acceptable forms of payment are: cash (in person only); money order; credit card (Visa, MasterCard, Discover or American Express) or company check with contact information. Credit card orders are not accepted by phone or through the mail.

### **WHAT DOES THE LAW PROTECT?**

When you record a Declaration of Homestead, Nevada law protects the equity in your home up to \$550,000 from general creditor claims (unpaid medical bills, bankruptcy, charge card debts, business/personal loans, accidents) but would not preclude a seizure or forced sale of your residence from general creditors if your equity exceeds the \$550,000. A creditor may file suit and can record a judgment lien against any real property you own. Recording a Declaration of Homestead protects your principal residence up to the statutory maximum. For example, if the value of your home is \$745,000 and you have a first mortgage of \$385,000 plus a second mortgage of \$10,000, the equity is \$350,000.

### **WHAT IS NOT PROTECTED?**

The Homestead Law does not protect you against debts secured by a mortgage or deed of trust, payment of taxes, IRS lien, mechanic's lien, child support or alimony payments.

### **THE HOMESTEAD LAW DOES NOT EXEMPT PROPERTY TAX**