

**NOTICE OF OWNER'S RETAKING POSSESSION AND/OR CHANGING OF
LOCKS
(NRS 40)**

TO: _____
Unlawful/Unauthorized Occupant Name(s)

FROM: _____
Owner's Name

Street Address of Occupied Dwelling Property

City, State, Zip Code

Verify property ownership through Clark County Assessor.
www.clarkcountynv.gov/assessor

PLEASE TAKE NOTICE that Owner has retaken possession and/or changed one or more locks on *(date Owner retook possession or changed locks)* _____ as a result of an arrest for housebreaking or unlawful occupancy. **YOUR REENTRY OF THE PROPERTY WITHOUT A COURT ORDER IS A CRIMINAL OFFENSE, PUNISHABLE UP TO 12 MONTHS IN JAIL.**

YOU ARE HEREBY ADVISED OF YOUR RIGHTS:

(1) You can contest Owner's action by filing a Verified Complaint for Reentry with the court within 21 calendar days after the date Owner retook possession or changed the locks as noted above. You must serve your complaint to Owner at the address Owner provided to the court with the filing of this Notice.

(2) Owner shall provide safe storage of any personal property remaining on the property for a period of 21 days from the date Owner retook possession or changed the locks as noted above. Owner is entitled to payment of the reasonable and actual costs of inventory, moving, and storage before releasing the personal property to you. You can recover your personal property by filing an affidavit with the court within 14 days after the date noted above and serving that affidavit on Owner at the address Owner provided to the court with the filing of this Notice. After 21 calendar days from the date noted above, Owner may dispose of any personal property which remains on the property unless within that time Owner receives your affidavit or a notice of hearing on your complaint. (3) You must file your complaint and/or affidavit with the Justice Court for the Township of *(insert name of township where property is located)* _____. The Justice Court is located at *(insert Justice Court's address)*:

The Neighborhood Justice Center is a free service in Clark County that might be able to help you resolve disputes regarding the time, place, and manner of the turnover of your personal property. For information, visit www.lasvegasjusticecourt.us/services/neighborhood_justice_center.

YOU CAN OBTAIN A VERIFIED COMPLAINT, AFFIDAVIT AND INFORMATION at the Civil Law Self-Help Center, located at the Regional Justice Center in downtown Las Vegas, or on its website, www.CivilLawSelfHelpCenter.org.

DECLARATION OF POSTING

On *(insert date of posting)* _____, I posted this Notice at the following address:

(insert address where Notice was posted)

I declare under penalty of perjury under the laws of the State of Nevada that the foregoing is true and correct.

(Date)

(Type or print owner's or authorized agent's name)

(Owner's or authorized agent's signature)