



WASHOE COUNTY

Integrity Communication Service

www.washoecounty.gov

STAFF REPORT

BOARD MEETING DATE: May 12, 2026

DATE: April 28, 2026

TO: Board of County Commissioners

FROM: Michael W. Large, Chief Deputy District Attorney

SUBJECT: Recommendation to authorize the Washoe County District Attorney's Office to initiate a forcible detainer action pursuant to NRS 40.240 and NRS 40.414 to remove unauthorized occupants from County-owned real property located at 520 Carnes Drive, Sun Valley, Nevada (APN 035-091-04), and to authorize all related legal proceedings, service of notices, and coordination with the Washoe County Sheriff's Office for execution of any court-ordered removal. (Commission District 3.)

SUMMARY

Washoe County acquired real property located at 520 Carnes Drive, Sun Valley, Nevada (APN 035-091-04) through the annual tax delinquent property process. The property is currently occupied by unauthorized individuals who entered the property without legal authorization and who have no right to remain. This staff report recommends that the Board of County Commissioners (BCC) authorize the District Attorney's Office to initiate forcible detainer proceedings to remove the unauthorized occupants, allowing Community Services Department (CSD) Staff to fully assess conditions on the property and develop a remediation plan to remedy dangerous structures or conditions, rubbish, noxious plant growth and other public nuisances on the site.

Washoe County Strategic Objective supported by this item: Stewardship of our Community

PREVIOUS ACTION

On October 14, 2025, the BCC adopted Resolution R25-104, authorizing the Washoe County Treasurer to transfer tax-delinquent parcels to governmental entities for public purposes, including 520 Carnes Drive to CSD for the Affordable Housing Program. The delinquent taxes on APN 035-091-04 totaled \$3,108.05, which were required to be paid pursuant to NRS 361.603. The BCC's October 14, 2025 action was taken pursuant to the annual delinquent property tax process authorized under NRS 361.595 and Washoe County Code, Sections 20.469–20.479.

AGENDA ITEM # _____

BACKGROUND

The property at 520 Carnes Drive is the subject of longstanding code enforcement concerns and persistent community complaints in the Sun Valley neighborhood. The site is currently occupied by an unknown number of individuals.

The prior owner of record accumulated delinquent property taxes across multiple tax years (2022, 2023, 2024, and 2025) with a total past-due balance of \$4,640.94 as of the end of March 2026. In accordance with Washoe County Code Section 20.471, the parcel was reviewed for public need as part of the 2025 Tax Delinquent Lands Book process. CSD requested acquisition of 520 Carnes Drive for the Affordable Housing Program, and the Board of County Commissioners approved this request on October 14, 2025 through Resolution R25-104. 41. The Resolution authorized the Treasurer to transfer the parcel to Washoe County pursuant to NRS 361.603, upon payment of the delinquent taxes.

On April 3, 2026, Washoe County completed payment of the back taxes and unpaid sewer bills to the Treasurer's Office through a journal entry, and a Quitclaim Deed (Document No. 5611443) conveying APN 035-091-04 from the Washoe County Treasurer, as Trustee, to Washoe County has been recorded with the Washoe County Recorder.

PROPOSED ACTION

Because an unknown number of individuals are occupying property owned by Washoe County, a forcible detainer action is required to lawfully remove them. A forcible detainer occurs when an individual “enters any real property without the authority of the owner of the property, an authorized representative of the owner or an occupant who is authorized by the owner to be in possession of the real property” and fails to surrender the property after receiving the required written notice. NRS 40.240(1). Nevada's forcible detainer provisions were strengthened and clarified in 2015 through AB 386, in response to an increase in “squatting” instances and the recognized inadequacy of the existing unlawful detainer process, which was designed for landlord-tenant relationships, to address squatter situations.

A forcible detainer action involves the following steps (NRS 40.414):

1. Notice to Surrender. A Notice to Surrender the property will be served on the occupants of the property. The Notice grants occupants four judicial days to surrender the property or contest the matter.
2. Affidavit of Complaint. If the unauthorized occupants do not surrender the property at the conclusion of the four judicial day notice period, Washoe County, as the property owner, will file an Affidavit of Complaint in Reno Justice Court.
3. Court Determination & Order. The court will evaluate the Affidavit of Complaint and any occupant objections, and may order a hearing if the occupants raise an element of a legal defense. Upon determination that there is sufficient evidence to conclude a forcible detainer has been committed, the Court must issue an order directing the sheriff to remove the unauthorized occupant within 24 hours after the sheriff's receipt of the order from the court,
4. Disposition of Property. As the property owner, Washoe County is obligated to reasonably provide for the safe storage of any personal property for 21 calendar days after the removal of the unauthorized occupants. After the expiration of this

period, Washoe County may dispose of the abandoned personal property and recover any reasonable costs out of the personal property or its value.

Should the Board authorize the District Attorney's Office to initiate these proceedings, these steps will be taken with regards to the property at 520 Carnes.

FISCAL IMPACT

The cost of the forcible detainer legal proceedings will be absorbed by the District Attorney's Office within existing budget authority. CSD is currently preparing a separate cost estimate for property cleanup, and the appropriate budget source for cleanup costs will be determined once that estimate is complete.

RECOMMENDATION

Staff recommends the BCC authorize the Washoe County District Attorney's Office to initiate a forcible detainer action pursuant to NRS 40.240 and NRS 40.414 to remove unauthorized occupants from County-owned real property located at 520 Carnes Drive, Sun Valley, Nevada (APN 035-091-04); to authorize coordination with the Washoe County Sheriff's Office for execution of any court-ordered removal; and to direct the Community Services Department to return to the Board with a property cleanup cost estimate and disposition plan.

POSSIBLE MOTION

Move to authorize the Washoe County District Attorney's Office to initiate a forcible detainer action pursuant to NRS 40.240 and NRS 40.414 to remove unauthorized occupants from County-owned real property located at 520 Carnes Drive, Sun Valley, Nevada (APN 035-091-04); to authorize coordination with the Washoe County Sheriff's Office for execution of any court-ordered removal.

Exhibit 1 – Code Enforcement Violations on 520 Carnes

Exhibit 2 – Pictures of 520 Carnes