



AI Overview



To file an HOA complaint in Las Vegas, you must contact the State of Nevada's Office of the Ombudsman for Common-Interest Communities because Clark County does not oversee HOAs. The process involves **sending a certified letter to the other party detailing the complaint, waiting 14 days, and then mailing the completed, notarized Form 530, Intervention Affidavit, along with a copy of your certified letter and receipt, to the Ombudsman's office in Las Vegas.** 

Before you file

- **Attempt direct resolution:** Before filing, try to resolve the issue by directly communicating with the involved parties and following any resolution procedures outlined in your HOA's governing documents.
- **Understand what the Ombudsman can handle:** The office handles complaints regarding violations of state law (NRS/NAC 116) or the HOA's governing documents. It does not handle general neighbor disputes or issues based solely on preference. 

Filing a complaint

1. **Obtain Form 530:** Download and print the "Intervention Affidavit" (Form 530) from the Nevada Business and Industry website or contact the Ombudsman's office to get a copy.
2. **Send a certified letter:** Send a certified letter to the respondent (the HOA board member or unit owner) detailing your complaint and a suggested resolution.
3. **Wait for a response:** Wait at least 14 calendar days for the respondent to reply.
4. **Complete Form 530:** Fill out the Intervention Affidavit, including the details of your certified letter and a copy of the return receipt card.
5. **Notarize the form:** Get the completed affidavit notarized.
6. **Submit the package:** Mail or hand-deliver the notarized Intervention Affidavit along with the copy of your certified letter and the return receipt to the Ombudsman's office

at **3300 W Sahara Ave., Suite 325, Las Vegas, NV 89102**. Email and fax submissions are not accepted. 

What happens next

- The Ombudsman's office will review the complaint to determine if it should be informally conferenced, further investigated for a violation of law, or dismissed.
- An informal conference involves a neutral third party to help facilitate a resolution.
- If a violation of law is suspected, the complaint may be referred to the Compliance Section for further investigation, which could result in a letter of instruction or other actions. 

Homeowners Association Complaints

Aug 12, 2025 — Please call first if you will require this service. Filing a complaint against a homeowners association board member o...

 Nevada Business and Industry (.gov) 

Form 530 - Intervention Affidavit - Nevada Real Estate Division

Mail or hand deliver the completed Affidavit package to: NRED, OFFICE OF THE OMBUDSMAN 3300 W SAHARA AVE., SUITE 325 LAS VEGAS, NV...

 NV Real Estate Division (.gov) 



The Office of the Ombudsman - Real Estate Division - State of Nevada

The Office of the Ombudsman for CICs is tasked with receiving complaints on Form 530 regarding violations of CIC law from those ow...

 NV Real Estate Division (.gov) 



Clark County (.gov)

<https://www.clarkcountynv.gov/government/ombud...>

Ombudsman (Family Services/Social Service Complaints)

Tisa Evans, Ombudsman for Dispute Resolution ; Phone: (866) 780-9541 ; Fax: (702) 868-2544 ; Email: evanst@clarkcountynv.gov ; 2432 N. Martin L. King Blvd. Bldg. D ...