

ASSEMBLY BILL NO. 39—ASSEMBLYMAN MANENDO

PREFILED JANUARY 12, 1999

Referred to Committee on Commerce and Labor

SUMMARY—Prohibits landlord of mobile home park from prohibiting tenant from exhibiting political sign within boundary of lot of tenant under certain circumstances. (BDR 10-1094)

FISCAL NOTE: Effect on Local Government: No.
Effect on the State or on Industrial Insurance: No.

~

EXPLANATION – Matter in ***bolded italics*** is new; matter between brackets ~~[omitted material]~~ is material to be omitted.

AN ACT relating to mobile home parks; prohibiting a landlord of a mobile home park from prohibiting a tenant from exhibiting a political sign within the boundary of the lot of the tenant under certain circumstances; and providing other matters properly relating thereto.

THE PEOPLE OF THE STATE OF NEVADA, REPRESENTED IN SENATE
AND ASSEMBLY, DO ENACT AS FOLLOWS:

- 1 **Section 1.** Chapter 118B of NRS is hereby amended by adding thereto
2 a new section to read as follows:
3 1. *Except as otherwise provided in this subsection, a landlord or an*
4 *agent or employee of a landlord shall not prohibit a tenant from*
5 *exhibiting a political sign not larger than 24 inches by 36 inches within*
6 *the boundary of the lot of the tenant. The restriction placed on a landlord*
7 *or an agent or an employee of a landlord relative to a political sign is*
8 *applicable only until 7 days after the general or special election for the*
9 *office or ballot question to which the sign relates.*
10 2. *As used in this section, “political sign” means a sign, display or*
11 *device that:*
12 (a) *Expresses support for or opposition to a candidate, political party*
13 *or ballot question; or*
14 (b) *Otherwise relates to a political campaign or election.*
15 **Sec. 2.** NRS 118B.210 is hereby amended to read as follows:
16 118B.210 1. The landlord shall not terminate a tenancy, refuse to
17 renew a tenancy, increase rent or decrease services he normally supplies, or

1 bring or threaten to bring an action for possession of a mobile home lot as
2 retaliation upon the tenant because:

3 (a) He has complained in good faith about a violation of a building,
4 safety or health code or regulation pertaining to a mobile home park to the
5 governmental agency responsible for enforcing the code or regulation.

6 (b) He has complained to the landlord concerning the maintenance,
7 condition or operation of the park or a violation of any provision of NRS
8 118B.040 to 118B.220, inclusive, and **section 1 of this act or NRS**
9 118B.240.

10 (c) He has organized or become a member of a tenants' league or similar
11 organization.

12 (d) He has requested the reduction in rent required by:

13 (1) NRS 118.165 as a result of a reduction in property taxes.

14 (2) NRS 118B.153 when a service, utility or amenity is decreased or
15 eliminated by the landlord.

16 (e) A citation has been issued to the landlord as the result of a complaint
17 of the tenant.

18 (f) In a judicial proceeding or arbitration between the landlord and the
19 tenant, an issue has been determined adversely to the landlord.

20 2. A landlord, manager or assistant manager of a mobile home park
21 shall not willfully harass a tenant.

22 3. As used in this section, "harass" means to threaten or intimidate,
23 through words or conduct, with the intent to affect the terms or conditions of
24 a tenancy or the tenant's exercise of his rights pursuant to this chapter.

~