

Assembly Bill No. 384—Assemblymen Manendo, Buckley, Bache, Claborn, McClain, Anderson, Arberry, Chowning, de Braga, Dini, Freeman, Gibbons, Giunchigliani, Gustavson, Koivisto, Leslie, Mortenson, Ocegüera, Ohrenschall, Parks, Parnell, Perkins, Price, Smith, Tiffany, Von Tobel and Williams

CHAPTER.....

AN ACT relating to homes; changing the terms used in provisions relating to mobile home parks to refer to manufactured home parks; and providing other matters properly relating thereto.

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

Section 1. NRS 118B.0113 is hereby amended to read as follows:

118B.0113 “Capital improvement” means an addition or betterment made to a ~~{mobile}~~ *manufactured* home park that:

1. Consists of more than the repair or replacement of an existing facility;
2. Is required by law to be amortized over its useful life for the purposes of income tax; and
3. Has a useful life of 5 years or more.

Sec. 2. NRS 118B.014 is hereby amended to read as follows:

118B.014 “Landlord” means the owner or lessor of a ~~{mobile}~~ *manufactured* home lot and the owner or lessor of a ~~{mobile}~~ *manufactured* home park.

Sec. 3. NRS 118B.0145 is hereby amended to read as follows:

118B.0145 “Manager” means the person in charge or in control of a ~~{mobile}~~ *manufactured* home park, whether or not he is the owner or employed by the owner. The term includes any company chosen by the landlord to administer or supervise the affairs of the ~~{mobile}~~ *manufactured* home park.

Sec. 4. NRS 118B.015 is hereby amended to read as follows:

118B.015 ~~{“Mobile”}~~ *“Manufactured home”* means a vehicular structure without independent motive power, built on a chassis or frame, which is:

1. Designed to be used with or without a permanent foundation;
2. Capable of being drawn by a motor vehicle; and
3. Used as and suitable for year-round occupancy as a residence, when connected to utilities, by one person who maintains a household or by two or more persons who maintain a common household.

The term specifically includes, without limitation, a mobile home that does not comply with the standards established under the National Manufactured Housing Construction and Safety Standards Act of 1974, 42 U.S.C. §§ 5401 et seq.

Sec. 5. NRS 118B.016 is hereby amended to read as follows:

118B.016 ~~{“Mobile”}~~ *“Manufactured home lot”* or “lot” means a portion of land within a ~~{mobile}~~ *manufactured* home park which is rented or held out for rent to accommodate:

1. A ~~{mobile}~~ *manufactured* home; or
2. A recreational vehicle for 3 months or more.

Sec. 6. NRS 118B.017 is hereby amended to read as follows:

118B.017 ~~“Mobile”~~ **“Manufactured** home park” or “park” means an area or tract of land where two or more ~~mobile~~ **manufactured** homes or ~~mobile~~ **manufactured** home lots are rented or held out for rent. The terms do not include an area or tract of land where:

1. More than half of the lots are rented overnight or for less than 3 months for recreational vehicles.

2. ~~Mobile~~ **Manufactured** homes are used occasionally for recreational purposes and not as permanent residences.

Sec. 7. NRS 118B.0185 is hereby amended to read as follows:

118B.0185 “Tenant” means the owner of a ~~mobile~~ **manufactured** home which is located on a ~~mobile~~ **manufactured** home lot in a ~~mobile~~ **manufactured** home park.

Sec. 8. NRS 118B.020 is hereby amended to read as follows:

118B.020 The provisions of this chapter do not apply to:

1. ~~Mobile~~ **Manufactured** home parks operated by public housing authorities and established pursuant to the United States Housing Act of 1937, as amended (now 42 U.S.C. §§ 1437 et seq.).

2. Any lot in a ~~mobile~~ **manufactured** home park which is rented or held out for rent overnight or for less than 3 months.

3. Any recreational vehicle located on a lot described in subsection 2.

4. Any lot in a ~~mobile~~ **manufactured** home park or ~~mobile~~ **manufactured** home on such a lot which is used occasionally for recreational purposes and not as a permanent residence.

Sec. 9. NRS 118B.022 is hereby amended to read as follows:

118B.022 1. The provisions of this chapter must be administered by the division, subject to administrative supervision by the director of the department of business and industry.

2. An employee of the division shall not hold an interest in a ~~mobile~~ **manufactured** home park.

Sec. 10. NRS 118B.024 is hereby amended to read as follows:

118B.024 1. The administrator shall adopt regulations to carry out the provisions of this chapter.

2. ~~In order to~~ **To** carry out the provisions of this chapter, the administrator may, upon receiving a complaint alleging a violation of this chapter or any regulation adopted pursuant thereto:

(a) Issue subpoenas for the production of books, papers and documents which are strictly relevant to the complaint;

(b) Mediate grievances between landlords and tenants of ~~mobile~~ **manufactured** home parks; and

(c) Make inspections and provide technical services necessary to administer the provisions of this chapter.

3. The administrator or his representative may inspect at reasonable times in a reasonable manner the premises and books, papers, records and documents which are required to enforce the provisions of this chapter.

Sec. 11. NRS 118B.025 is hereby amended to read as follows:

118B.025 The administrator shall collect economic and demographic data annually from each ~~mobile~~ **manufactured** home park, including the amount of rent and rate of vacancy for each type of lot in the park, and shall prescribe the form for the collection of such data.

Sec. 12. NRS 118B.040 is hereby amended to read as follows:

118B.040 1. A rental agreement or lease between a landlord and tenant to rent or lease any ~~mobile~~ *manufactured* home lot must be in writing. The landlord shall give the tenant a copy of the agreement or lease at the time the tenant signs it.

2. A rental agreement or lease must contain , but is not limited to , provisions relating to:

- (a) The duration of the agreement.
- (b) The amount of rent, the manner and time of its payment and the amount of any charges for late payment and dishonored checks.
- (c) Restrictions on occupancy by children or pets.
- (d) Services and utilities included with the rental of a lot and the responsibility of maintaining or paying for them, including the charge, if any, for cleaning the lots.
- (e) Deposits which may be required and the conditions for their refund.
- (f) Maintenance which the tenant is required to perform and any appurtenances he is required to provide.
- (g) The name and address of the owner of the ~~mobile~~ *manufactured* home park and his authorized agent.
- (h) Any restrictions on subletting.
- (i) Any recreational facilities and other amenities provided to the tenant and any deposits or fees required for their use.
- (j) Any restriction of the park to older persons pursuant to federal law.
- (k) The dimensions of the ~~mobile~~ *manufactured* home lot of the tenant.
- (l) The amount to be charged each month to the tenant to reimburse the landlord for the cost of a capital improvement to the ~~mobile~~ *manufactured* home park. Such an amount must be stated separately and include the length of time the charge will be collected and the total amount to be recovered by the landlord from all tenants in the ~~mobile~~ *manufactured* home park.

Sec. 13. NRS 118B.050 is hereby amended to read as follows:

118B.050 Any provision in a rental agreement or lease for a ~~mobile~~ *manufactured* home lot which provides that the tenant:

1. Agrees to waive or forego any rights or remedies afforded by this chapter;
2. Authorizes any person to confess judgment on any claim arising out of the rental agreement;
3. Agrees to pay the landlord's attorney's fees or costs, or both, except that the agreement may provide that attorney's fees may be awarded to the prevailing party in the event of court action;
4. Agrees to the exculpation or limitation of any liability of the landlord arising under law or to indemnify the landlord for that liability or costs connected therewith, if the liability is based upon an act or omission of the landlord or any agent or employee of the landlord;
5. Agrees to a period within which he will give notice to the landlord of the termination of his tenancy which is longer than the term of the lease; or
6. Agrees to pay any additional charge for children or pets, unless the landlord provides a special service regarding children or pets,

is void. A tenant may recover his actual damages resulting from the enforcement of such a provision.

Sec. 14. NRS 118B.060 is hereby amended to read as follows:

118B.060 1. Any payment, deposit, fee ~~H~~ or other charge which is required by the landlord in addition to periodic rent, utility charges or service fees and is collected as prepaid rent or a sum to compensate for any tenant default is a “deposit” governed by the provisions of this section.

2. The landlord shall maintain a separate record of the deposits.

3. Except as otherwise provided in subsection 4:

(a) All deposits are refundable, and upon termination of the tenancy, or if the deposit is collected as a sum to compensate for a tenant default, not more than 5 years after the landlord receives the deposit, the landlord may claim from a deposit only such amounts as are reasonably necessary to remedy tenant defaults in the payment of rent, utility charges or service fees and to repair damage to the park caused by the tenant. The landlord shall provide the tenant with an itemized written accounting of the disposition of the deposit.

(b) Any refund must be sent to the tenant within 21 days after the tenancy is terminated.

4. Each deposit collected as a sum to compensate for a tenant default must be refunded to the tenant not more than 5 years after the landlord receives the deposit or upon the termination of the tenancy, whichever is earlier. The refund must include interest at the rate of 5 percent per year, compounded annually, for the entire period during which the deposit was held by the landlord.

5. Upon termination of the landlord’s interest in the ~~mobile~~ *manufactured* home park, the landlord shall transfer to his successor in interest that portion of the deposit remaining after making any deductions allowed pursuant to this section or refund that portion to the tenant.

6. If the former landlord fails to transfer that portion of the deposit remaining to the successor in interest or refund it to the tenant at the time the successor in interest takes possession, the successor becomes jointly and severally liable with the former landlord for refunding to the tenant that portion of the deposit to which he is entitled.

7. If the former landlord fails to transfer or refund the deposit, the tenant may not be required to pay another deposit until the successor in interest refunds the deposit to the tenant or provides him with an itemized written accounting of the statutorily authorized disposition of the deposit.

8. The claim of the tenant to any deposit to which he is entitled by law takes precedence over the claim of any creditor of the landlord.

Sec. 15. NRS 118B.065 is hereby amended to read as follows:

118B.065 Before a tenant signs an initial rental agreement for a ~~mobile~~ *manufactured* home lot, the landlord shall, by separate written document, disclose to him the zoning designations adopted pursuant to chapter 278 of NRS for the ~~mobile~~ *manufactured* home lot to be rented and for each parcel of land adjoining the ~~mobile~~ *manufactured* home park.

Sec. 16. NRS 118B.067 is hereby amended to read as follows:

118B.067 If a landlord approves the placement of a ~~mobile~~ *manufactured* home on a lot in a park and it is determined after the home

is placed on the lot that the placement of the home does not ~~conform to~~ **comply with** the requirements of the local ordinances relating to that placement, the landlord shall pay the cost to ensure compliance with those requirements.

Sec. 17. NRS 118B.073 is hereby amended to read as follows:

118B.073 Upon payment of the periodic rent by a tenant of a ~~mobile~~ **manufactured** home park, the landlord of that park shall, upon request, issue to the tenant a receipt which indicates the amount and the date of the payment. The landlord shall issue the receipt as soon as practicable after payment, but not later than 5 days after he receives payment.

Sec. 18. NRS 118B.075 is hereby amended to read as follows:

118B.075 If more than one rental agreement or lease is ~~currently~~ offered to prospective tenants, the landlord of a ~~mobile~~ **manufactured** home park consisting of 25 or more lots shall:

1. Post in a conspicuous and readily accessible place in the community or recreation facility in the park, at or near the entrance of the park or other common area in the park, a legible sign indicating in bold print and bearing the caption “sample rental or lease agreements.”

2. Under the sign indicating “sample rental or lease ~~agreements~~” **agreements,”** post a copy of each rental or lease agreement presently offered to prospective tenants.

3. Provide at the request of a prospective tenant or an existing tenant, a copy of any lease or rental agreement required to be posted pursuant to subsection 2.

4. Immediately correct or replace the posted copy of a lease or rental agreement if new provisions are added to the lease or rental agreement or if existing provisions are amended or deleted.

5. Provide a copy of the provisions of this section to a prospective tenant before he signs a rental agreement or lease for a lot.

Sec. 19. NRS 118B.080 is hereby amended to read as follows:

118B.080 1. The landlord shall disclose in writing to each tenant the:

(a) Name, address and telephone number of the owner and manager or assistant manager of the ~~mobile~~ **manufactured** home park; and

(b) Name and address of a person authorized to receive service of process for the landlord, and any change thereof.

2. The information must be furnished in writing to each new tenant on or before the commencement of his tenancy and to each existing tenant.

Sec. 20. NRS 118B.086 is hereby amended to read as follows:

118B.086 1. Each manager and assistant manager of a ~~mobile~~ **manufactured** home park which has 25 or more lots shall complete annually 6 hours of continuing education relating to the management of a ~~mobile~~ **manufactured** home park.

2. The administrator shall adopt regulations specifying the areas of instruction for the continuing education required by subsection 1.

3. The instruction must include, but is not limited to, information relating to:

(a) The provisions of chapter 118B of NRS;

(b) Leases and rental agreements;

(c) Unlawful detainer and eviction as set forth in NRS 40.215 to 40.425, inclusive;

(d) The resolution of complaints and disputes concerning landlords and tenants of ~~mobile~~ manufactured home parks; and

(e) The adoption and enforcement of the rules and regulations of a ~~mobile~~ manufactured home park.

4. Each course of instruction and the instructor of the course must be approved by the administrator. The administrator shall adopt regulations setting forth the procedure for applying for approval of an instructor and course of instruction. The administrator may require submission of such reasonable information by an applicant as he deems necessary to determine the suitability of the instructor and the course. The administrator shall not approve a course if the fee charged for the course is not reasonable. Upon approval, the administrator shall designate the number of hours of credit allowable for the course.

Sec. 21. NRS 118B.087 is hereby amended to read as follows:

118B.087 1. There are hereby created two regions to provide courses of continuing education pursuant to NRS 118B.086. One region is the northern region consisting of the counties of Washoe, Storey, Douglas, Lyon, Churchill, Pershing, Humboldt, Lander, Elko, Eureka, Mineral, White Pine and Carson City, and one region is the southern region consisting of the counties of Lincoln, Nye, Esmeralda and Clark.

2. The person who applied for approval of a course or his designee shall notify the administrator of the date and location each time the course is offered, as soon as practicable after scheduling the course.

3. The administrator shall ensure that a course of continuing education is offered at least every 6 months in each region. If the administrator finds that no approved course will be offered to meet the requirements of this subsection, he shall offer the course and charge a reasonable fee for each person enrolled in the course.

4. If the fees collected by the administrator for the course do not cover the cost of offering the course, the administrator shall determine the difference between the fees collected and the cost of offering the course, divide that amount by the number of ~~mobile~~ manufactured home parks which have 25 lots or more in the region in which the course was held and assess that amount to each landlord of such a ~~mobile~~ manufactured home park. The landlord shall pay the assessment within 30 days after it was mailed by the administrator.

Sec. 22. NRS 118B.088 is hereby amended to read as follows:

118B.088 1. Each instructor of a course shall furnish to each person who completes the course required by NRS 118B.086 a certificate of completion. The certificate must include:

(a) The name and address of the participant;

(b) The name of the instructor of the course;

(c) The name of the landlord of the ~~mobile~~ manufactured home park who employs the participant and the address of the park, if the participant is employed as a manager or assistant manager of a ~~mobile~~ manufactured home park on the date of completion of the course;

(d) The number of hours of instruction completed; and

(e) The date the course was completed.

2. Each instructor shall furnish to the administrator the information included in each certificate of completion he issues within 30 days after the course is completed.

Sec. 23. NRS 118B.089 is hereby amended to read as follows:

118B.089 1. The administrator may impose a fine of not more than \$500 against a landlord of a ~~mobile~~ *manufactured* home park who employs a manager or assistant manager who has not completed the course of continuing education required by NRS 118B.086.

2. The administrator shall, before imposing the fine, notify the landlord of the ~~mobile~~ *manufactured* home park by certified mail that he will impose the fine unless the landlord, within 30 days after the notice is mailed, shows cause why the fine should not be imposed.

3. If the administrator imposes the fine, he shall notify the landlord of the ~~mobile~~ *manufactured* home park by certified mail.

4. The imposition of a fine pursuant to this section is a final decision for the purposes of judicial review.

Sec. 24. NRS 118B.095 is hereby amended to read as follows:

118B.095 1. The landlord shall authorize each manager and assistant manager to make repairs himself or enter into a contract with a third party for the repairs.

2. Except as otherwise provided in subsection 3, the manager shall contract with a third party to provide emergency repairs for the tenants on the occasions when the manager and assistant manager are not physically present in the park. The manager shall notify each tenant of the telephone number of the third party who will make the repairs, and direct the tenants to call him when an emergency repair is needed and the manager and assistant manager are not physically present in the park. The telephone number so provided must be that of the third party directly. The provision of the telephone number of an answering service does not fulfill this requirement. If the manager or assistant manager is present in the park, any request for repairs must be made to him and not the third party.

3. The provisions of subsection 2 do not apply to a ~~mobile~~ *manufactured* home park that is owned by:

- (a) A nonprofit organization; or
- (b) A housing authority,

if the nonprofit organization or housing authority has established an alternative method to provide emergency repairs for tenants in a timely manner.

4. As used in this section, "repairs" means only repairs to the property of the owner of the ~~mobile~~ *manufactured* home park.

Sec. 25. NRS 118B.100 is hereby amended to read as follows:

118B.100 1. The landlord may adopt rules or regulations concerning the tenant's use and occupancy of the ~~mobile~~ *manufactured* home lot and the grounds, areas and facilities of the ~~mobile~~ *manufactured* home park held out for the use of tenants generally.

2. All such rules or regulations must be:

- (a) Reasonably related to the purpose for which they are adopted;
- (b) Sufficiently explicit in their prohibition, direction or limitation to inform the tenant of what he must do or not do for compliance;

(c) Adopted in good faith and not for the purpose of evading any obligation of the landlord arising under the law;

(d) Consistent with the provisions of this chapter and a general plan of operation, construction or improvement, and must not arbitrarily restrict conduct or require any capital improvement by the tenant which is not specified in the rental agreement or unreasonably require a change in any capital improvement made by the tenant and previously approved by the landlord unless the landlord can show that it is in the best interest of the other tenants; and

(e) Uniformly enforced against all tenants in the park, including the managers. Any rule or regulation which is not so uniformly enforced may not be enforced against any tenant.

3. No rule or regulation may be used to impose any additional charge for occupancy of a ~~mobile~~ *manufactured* home lot or modify the terms of a rental agreement.

4. Except as otherwise provided in subsection 5, a rule or regulation is enforceable against the tenant only if he has notice of it at the time he enters into the rental agreement. A rule or regulation adopted or amended after the tenant enters into the rental agreement is not enforceable unless the tenant consents to it in writing or is given 60 days' notice of it in writing. The landlord may not adopt or amend a rule or regulation of the park unless a meeting of the tenants is held to discuss the proposal and the landlord provides each tenant with notice of the proposal and the date, time and place of the meeting not less than 60 days before the meeting. The notice must include a copy of the proposed adoption or amendment of the rule or regulation. A notice in a periodic publication of the park does not constitute notice for the purposes of this subsection.

5. A rule or regulation pertaining to recreational facilities in the ~~mobile~~ *manufactured* home park must be in writing to be enforceable.

6. As used in this section, "capital improvement" means an addition or betterment made to a ~~mobile~~ *manufactured* home located on a lot in a ~~mobile~~ *manufactured* home park which is leased by the landlord that:

(a) Consists of more than the repair or replacement of an existing facility;

(b) Is required by federal law to be amortized over its useful life for the purposes of income tax; and

(c) Has a useful life of 5 years or more.

Sec. 26. NRS 118B.110 is hereby amended to read as follows:

118B.110 1. The landlord shall meet with a representative group of tenants occupying the park, chosen by the tenants, to hear any complaints or suggestions which concern a matter relevant to the park within 45 days after he receives a written request to do so which has been signed by persons occupying at least 25 percent of the lots in the park. The 25 percent must be calculated on the basis of one signature per occupied lot. The meeting must be held at a time and place which is convenient to the landlord and the tenants. The representative group of tenants must consist of no more than five persons.

2. At least 10 days before any meeting is held pursuant to this section, the landlord or his agent shall post a notice of the meeting in a conspicuous place in a common area of the park.

3. If the landlord is not a natural person, the landlord shall appoint a natural person, not the manager or assistant manager, who possesses a financial interest in the ~~mobile~~ manufactured home park to meet with the tenants.

4. If an attorney for the landlord attends a meeting held pursuant to this section, the landlord shall not prohibit the group of tenants from being represented by an attorney at that meeting.

Sec. 27. NRS 118B.120 is hereby amended to read as follows:

118B.120 1. The landlord or his agent or employee may:

(a) Require that the tenant landscape and maintain the tenant's lot if the landlord advises the tenant in writing of reasonable requirements for the landscaping.

(b) If the tenant does not comply with the provisions of paragraph (a), maintain the tenant's lot and charge the tenant a service fee for the actual cost of that maintenance.

(c) Require that the ~~mobile~~ manufactured home be removed from the park if it is unoccupied for more than 90 consecutive days and the tenant or dealer is not making good faith and diligent efforts to sell it.

2. The landlord shall maintain, in the manner required for the other tenants, any lot on which is located a ~~mobile~~ manufactured home within the park which has been repossessed, abandoned or held for rent or taxes. The landlord is entitled to reimbursement for the cost of that maintenance from the reposessor or lien holder or from the proceeds of any sale for taxes, as the case may be.

3. The landlord shall trim all the trees located within the park and dispose of the trimmings from those trees, absent a voluntary assumption of that duty by the tenant for trees on the tenant's lot.

4. For the purposes of this section, a ~~mobile~~ manufactured home shall be deemed to be abandoned if:

(a) It is located on a lot in a ~~mobile~~ manufactured home park for which no rent has been paid for at least 60 days;

(b) It is unoccupied; and

(c) The manager of the ~~mobile~~ manufactured home park reasonably believes it to be abandoned.

Sec. 28. NRS 118B.125 is hereby amended to read as follows:

118B.125 A tenant shall secure the approval of his landlord before beginning construction of any improvement or addition to his ~~mobile~~ manufactured home or lot which requires a building permit issued by a local government.

Sec. 29. NRS 118B.130 is hereby amended to read as follows:

118B.130 1. A landlord may not change:

(a) An existing park to a park for older persons pursuant to federal law unless the tenants who do not meet those restrictions and may lawfully be evicted are moved to other parks at the expense of the landlord; or

(b) The restriction of a park for older persons pursuant to federal law unless the tenants are given the option of remaining in their spaces or moving to other parks at the expense of the landlord.

2. A tenant who elects to move pursuant to a provision of subsection 1 must give the landlord notice in writing of his election to move within 75 days after receiving notice of the change in restrictions in the park. If a

landlord is required to move a tenant to another park pursuant to subsection 1, he shall pay:

(a) The cost of moving the tenant's ~~mobile~~ *manufactured* home and its appurtenances to a new location within 50 miles from the ~~mobile~~ *manufactured* home park; or

(b) If the new location is more than 50 miles from the ~~mobile~~ *manufactured* home park, the cost of moving the ~~mobile~~ *manufactured* home for the first 50 miles, including fees for inspection, any deposits for connecting utilities, and the cost of taking down, moving, setting up and leveling his ~~mobile~~ *manufactured* home and its appurtenances in the new lot or park.

3. A landlord of a park in which restrictions have been or are being changed shall give written notice of the change to each:

(a) Tenant of the park who does not meet the new restrictions.

(b) Prospective tenant before the commencement of the tenancy.

Sec. 30. NRS 118B.140 is hereby amended to read as follows:

118B.140 The landlord or his agent or employee shall not:

1. Require a person to purchase a ~~mobile~~ *manufactured* home from him or any other person as a condition to renting a ~~mobile~~ *manufactured* home lot to the purchaser or give an adjustment of rent or fees, or provide any other incentive to induce the purchase of a ~~mobile~~ *manufactured* home from him or any other person.

2. Charge or receive:

(a) Any entrance or exit fee for assuming or leaving occupancy of a ~~mobile~~ *manufactured* home lot.

(b) Any transfer or selling fee or commission as a condition to permitting a tenant to sell his ~~mobile~~ *manufactured* home or recreational vehicle within the ~~mobile~~ *manufactured* home park, even if the ~~mobile~~ *manufactured* home or recreational vehicle is to remain within the park, unless the landlord is licensed as a dealer of ~~mobile~~ *manufactured* homes pursuant to NRS 489.311 and has acted as the tenant's agent in the sale pursuant to a written contract.

(c) Any fee for the tenant's spouse or children.

(d) Any fee for pets kept by a tenant in the park. If special facilities or services are provided, the landlord may also charge a fee reasonably related to the cost of maintenance of the facility or service and the number of pets kept in the facility.

(e) Any additional service fee unless the landlord provides an additional service which is needed to protect the health and welfare of the tenants, and written notice advising each tenant of the additional fee is sent to the tenant 90 days in advance of the first payment to be made, and written notice of the additional fee is given to prospective tenants on or before commencement of their tenancy. A tenant may only be required to pay the additional service fee for the duration of the additional service.

(f) Any fee for a late monthly rental payment within 4 days after the date the rental payment is due or which exceeds \$5 for each day, excluding Saturdays, Sundays and legal holidays, *for* which the payment is overdue, beginning on the day after the payment was due. Any fee for late payment of charges for utilities must be in accordance with the requirements prescribed by the public utilities commission of Nevada.

(g) Any fee, surcharge or rent increase to recover from his tenants the costs resulting from converting from a master-metered water system to individual water meters for each ~~mobile~~ *manufactured* home lot.

(h) Any fee, surcharge or rent increase to recover from his tenants any amount that exceeds the amount of the cost for a governmentally mandated service or tax that was paid by the landlord.

Sec. 31. NRS 118B.150 is hereby amended to read as follows:

118B.150 The landlord or his agent or employee shall not:

1. Increase rent or additional charges unless:

(a) The rent charged after the increase is the same rent charged for ~~mobile~~ *manufactured* homes of the same size or lots of the same size or of a similar location within the park, except that a discount may be selectively given to persons who:

(1) Are handicapped;

(2) Are 55 years of age or older;

(3) Are long-term tenants of the park if the landlord has specified in the rental agreement or lease the period of tenancy required to qualify for such a discount;

(4) Pay their rent in a timely manner; or

(5) Pay their rent by check, money order or electronic means;

(b) Any increase in additional charges for special services is the same amount for each tenant using the special service; and

(c) Written notice advising a tenant of the increase is received by the tenant 90 days before the first payment to be increased and written notice of the increase is given to prospective tenants before commencement of their tenancy. In addition to the notice provided to a tenant pursuant to this paragraph, if the landlord or his agent or employee knows or reasonably should know that the tenant receives assistance from the fund created pursuant to NRS 118B.215, the landlord or his agent or employee shall provide to the administrator written notice of the increase 90 days before the first payment to be increased.

2. Require a tenant to pay for an improvement to the common area of a ~~mobile~~ *manufactured* home park unless the landlord is required to make the improvement pursuant to an ordinance of a local government.

3. Require a tenant to pay for a capital improvement to the ~~mobile~~ *manufactured* home park unless the tenant has notice of the requirement at the time he enters into the rental agreement. A tenant may not be required to pay for a capital improvement after the tenant enters into the rental agreement unless the tenant consents to it in writing or is given 60 days' notice of the requirement in writing. The landlord may not establish such a requirement unless a meeting of the tenants is held to discuss the proposal and the landlord provides each tenant with notice of the proposal and the date, time and place of the meeting not less than 60 days before the meeting. The notice must include a copy of the proposal. A notice in a periodic publication of the park does not constitute notice for the purposes of this subsection.

4. Require a tenant to pay his rent by check or money order.

5. Require a tenant who pays his rent in cash to apply any change to which he is entitled to the next periodic payment that is due. The landlord

or his agent or employee shall have an adequate amount of money available to provide change to such a tenant.

6. Prohibit or require fees or deposits for any meetings held in the park's community or recreational facility by the tenants or occupants of any ~~mobile~~ **manufactured** home or recreational vehicle in the park to discuss the park's affairs, or any political or social meeting sponsored by a tenant, if the meetings are held at reasonable hours and when the facility is not otherwise in use, or prohibit the distribution of notices of those meetings.

7. Interrupt, with the intent to terminate occupancy, any utility service furnished the tenant except for nonpayment of utility charges when due. Any landlord who violates this subsection is liable to the tenant for actual damages.

8. Prohibit a tenant from having guests, but he may require the tenant to register the guest within 48 hours after his arrival, Sundays and legal holidays excluded, and if the park is a secured park, a guest may be required to register upon entering and leaving.

9. Charge a fee for a guest who does not stay with the tenant for more than a total of 60 days in a calendar year. The tenant of a ~~mobile~~ **manufactured** home lot who is living alone may allow one other person to live in his home without paying an additional charge or fee, unless such a living arrangement constitutes a violation of chapter 315 of NRS. No agreement between a tenant and his guest alters or varies the terms of the rental contract between the tenant and the landlord, and the guest is subject to the rules and regulations of the landlord.

10. Prohibit a tenant from erecting a fence along the perimeter of the tenant's lot if the fence complies with any standards for fences established by the landlord, including limitations established for the height of fences, the materials used for fences and the manner in which fences are to be constructed.

11. Prohibit any tenant from soliciting membership in any association which is formed by the tenants who live in the park. As used in this subsection, "solicit" means to make an oral or written request for membership or the payment of dues or to distribute, circulate or post a notice for payment of those dues.

12. Prohibit a public officer or candidate for public office from walking through the park to talk with the tenants.

13. If a tenant has voluntarily assumed responsibility to trim the trees on his lot, require the tenant to trim any particular tree located on the lot or dispose of the trimmings unless a danger or hazard exists.

Sec. 32. NRS 118B.153 is hereby amended to read as follows:

118B.153 The amount of rent charged a tenant for a service, utility or amenity upon moving into the ~~mobile~~ **manufactured** home park must be reduced proportionately when the service, utility or amenity is decreased or eliminated by the landlord. The landlord may not increase the rent to recover the lost revenue.

Sec. 33. NRS 118B.157 is hereby amended to read as follows:

118B.157 A landlord must give his tenants at least 24 hours' notice in writing when planned repairs of a utility or a service which the ~~mobile~~

manufactured home park provides will cause interruption of the utility or service.

Sec. 34. NRS 118B.160 is hereby amended to read as follows:

118B.160 The landlord or his agent or employee shall not:

1. Deny any tenant the right to sell his ~~mobile~~ *manufactured* home or recreational vehicle within the park or require the tenant to remove the ~~mobile~~ *manufactured* home or recreational vehicle from the park solely on the basis of the sale, except as otherwise provided in NRS 118B.170.

2. Prohibit any tenant desiring to sell his ~~mobile~~ *manufactured* home or recreational vehicle within the park from advertising the location of the home or vehicle and the name of the ~~mobile~~ *manufactured* home park or prohibit the tenant from displaying at least one sign of reasonable size advertising the sale of the home or vehicle.

3. Require that he be an agent of an owner of a ~~mobile~~ *manufactured* home or recreational vehicle who desires to sell the home or vehicle.

4. Unless subleasing of lots is prohibited by a rental agreement or lease, prohibit a tenant from subleasing his ~~mobile~~ *manufactured* home lot if the prospective subtenant meets the general requirements for tenancy in the park.

5. Require a tenant to make any additions to his ~~mobile~~ *manufactured* home unless those additions are required by an ordinance of a local government.

6. Purchase a ~~mobile~~ *manufactured* home within the park if he has denied:

(a) A tenant the right to sell that ~~mobile~~ *manufactured* home; or

(b) A prospective buyer the right to purchase that ~~mobile~~ *manufactured* home.

Sec. 35. NRS 118B.170 is hereby amended to read as follows:

118B.170 1. The landlord may require approval of a prospective buyer and tenant before the sale of a tenant's ~~mobile~~ *manufactured* home or recreational vehicle, if the ~~mobile~~ *manufactured* home or vehicle will remain in the park. The landlord shall consider the record, if any, of the prospective buyer and tenant concerning the payment of rent. The landlord shall not unreasonably withhold his consent.

2. If a tenant sells his ~~mobile~~ *manufactured* home or recreational vehicle, the landlord may require that the ~~mobile~~ *manufactured* home or recreational vehicle be removed from the park if it is deemed by the park's written rules or regulations in the possession of the tenants to be in a run-down condition or in disrepair or does not meet the safety standards set forth in NRS 461A.120. If the ~~mobile~~ *manufactured* home must be inspected to determine compliance with the standards, the person requesting the inspection shall pay for it.

3. If the landlord requires the approval of a prospective buyer and tenant, he shall post and maintain a sign which is clearly readable at the entrance to the park which advises the reader that before a ~~mobile~~ *manufactured* home in the park is sold, the prospective buyer must be approved by the landlord.

4. If the landlord requires the approval of a prospective buyer and tenant of a ~~mobile~~ *manufactured* home or recreational vehicle and the

~~mobile~~ **manufactured** home or recreational vehicle is sold without the approval of the landlord, the landlord may:

(a) After providing at least 10 days' written notice to the buyer and tenant, bring an action for an unlawful detainer in the manner prescribed in chapter 40 of NRS; or

(b) Require the buyer and tenant to sign a rental agreement. If the buyer and tenant refuse to sign the rental agreement within 5 days after such a request, the landlord may, after providing at least 10 days' written notice to the buyer and tenant, bring an action for an unlawful detainer in the manner provided in chapter 40 of NRS.

5. For the purposes of NRS 40.251, a person who:

(a) Purchases a ~~mobile~~ **manufactured** home or recreational vehicle from a tenant of a ~~mobile~~ **manufactured** home park which will remain in the park;

(b) Was required to be approved by the landlord of the ~~mobile~~ **manufactured** home park before the sale of the ~~mobile~~ **manufactured** home or recreational vehicle; and

(c) Was not approved by the landlord before he purchased that ~~mobile~~ **manufactured** home or recreational vehicle, shall be deemed a tenant at will and a lessee of the ~~mobile~~ **manufactured** home park.

Sec. 36. NRS 118B.173 is hereby amended to read as follows:

118B.173 1. Any landlord who lists a ~~mobile~~ **manufactured** home park or any part of a ~~mobile~~ **manufactured** home park for sale with a licensed real estate broker shall, not less than 10 days nor more than 30 days before listing the park for sale, mail written notice of that listing to any association of tenants of the park that requested the notice. A landlord is not required to provide notice of a listing for sale that is not initiated by the owner of the park or his authorized agent.

2. ~~In order to~~ **To** receive the notice required by subsection 1, an association of tenants of a ~~mobile~~ **manufactured** home park shall:

(a) Submit to the landlord a written request for that notice;

(b) Furnish the landlord with a written list of the names and addresses of three members of the association; and

(c) Give written notice to the landlord that the tenants of the park are interested in buying the park and renew that notice at least once each year after the initial notice.

Sec. 37. NRS 118B.177 is hereby amended to read as follows:

118B.177 1. If a landlord closes a ~~mobile~~ **manufactured** home park, he shall pay:

(a) The cost of moving each tenant's ~~mobile~~ **manufactured** home and its appurtenances to a new location within 50 miles from the ~~mobile~~ **manufactured** home park; or

(b) If the new location is more than 50 miles from the ~~mobile~~ **manufactured** home park, the cost of moving the ~~mobile~~ **manufactured** home for the first 50 miles, including fees for inspection, any deposits for connecting utilities, and the cost of taking down, moving, setting up and leveling the ~~mobile~~ **manufactured** home and its appurtenances in the new lot or park.

2. Written notice of the closure must be served on each tenant in the manner provided in NRS 40.280, giving the tenant at least 180 days after the date of the notice before he is required to move his ~~mobile~~ *manufactured* home from the lot.

Sec. 38. NRS 118B.180 is hereby amended to read as follows:

118B.180 1. A landlord may convert an existing ~~mobile~~ *manufactured* home park into individual ~~mobile~~ *manufactured* home lots for sale to ~~mobile~~ *manufactured* home owners if the change is approved by the appropriate local zoning board, planning commission or governing body, and:

(a) The landlord gives notice in writing to each tenant within 5 days after he files his application for the change in land use with the local zoning board, planning commission or governing body;

(b) The landlord offers to sell the lot to the tenant at the same price the lot will be offered to the public and holds that offer open for at least 75 days before he offers the lot for sale to the public;

(c) The landlord does not sell an occupied lot for more than a vacant lot of similar location, size and shape;

(d) The landlord pays:

(1) The cost of moving the tenant's ~~mobile~~ *manufactured* home and its appurtenances to a comparable location within 50 miles from the ~~mobile~~ *manufactured* home park; or

(2) If the new location is more than 50 miles from the ~~mobile~~ *manufactured* home park, the cost of moving the ~~mobile~~ *manufactured* home for the first 50 miles,

including fees for inspection, any deposits for connecting utilities and the cost of taking down, moving, setting up and leveling his ~~mobile~~ *manufactured* home and its appurtenances in the new lot or park; and

(e) After the landlord is granted final approval of the change by the appropriate local zoning board, planning commission or governing body, notice in writing is served on each tenant in the manner provided in NRS 40.280, giving the tenant at least 180 days after the date of the notice, before he is required to move his ~~mobile~~ *manufactured* home from the lot.

2. Upon the sale of a ~~mobile~~ *manufactured* home lot and a ~~mobile~~ *manufactured* home which is situated on that lot, the landlord shall indicate what portion of the purchase price is for the ~~mobile~~ *manufactured* home lot and what portion is for the ~~mobile~~ *manufactured* home.

Sec. 39. NRS 118B.183 is hereby amended to read as follows:

118B.183 1. A landlord may convert an existing ~~mobile~~ *manufactured* home park to any other use of the land if the change is approved by the appropriate local zoning board, planning commission or governing body, and:

(a) The landlord gives notice in writing to each tenant within 5 days after he files his application for the change in land use with the local zoning board, planning commission or governing body;

(b) The landlord pays:

(1) The cost of moving the tenant's ~~mobile~~ *manufactured* home and its appurtenances to a new location within 50 miles from the ~~mobile~~ *manufactured* home park; or

(2) If the new location is more than 50 miles from the ~~mobile~~ *manufactured* home park, the cost of moving the ~~mobile~~ *manufactured* home for the first 50 miles,

including fees for inspection, any deposits for connecting utilities and the cost of taking down, moving, setting up and leveling his ~~mobile~~ *manufactured* home and its appurtenances in the new lot or park; and

(c) After the landlord is granted final approval of the change by the appropriate local zoning board, planning commission or governing body, written notice is served on each tenant in the manner provided in NRS 40.280, giving the tenant at least 180 days after the date of the notice before he is required to move his ~~mobile~~ *manufactured* home from the lot.

2. A landlord shall not increase the rent of any tenant for 180 days before applying for a change in land use, permit or variance affecting the ~~mobile~~ *manufactured* home park.

Sec. 40. NRS 118B.185 is hereby amended to read as follows:

118B.185 1. Each owner of a ~~mobile~~ *manufactured* home park shall pay to the division an annual fee established by the administrator which must not exceed \$5 for each lot within that park.

2. If an owner fails to pay the fee within 30 days after receiving written notice of its amount, a penalty of 50 percent of the amount of the fee must be added. The owner is not entitled to any reimbursement of this penalty from his tenants.

3. All fees collected by the division pursuant to subsection 1 must be deposited in the state treasury for credit to the account for regulating ~~mobile~~ *manufactured* home parks within the fund for manufactured housing created pursuant to NRS 489.491. All expenses related to the regulation of ~~mobile~~ *manufactured* home parks must be paid from the account. The account must not be used for any other purpose. Claims against the account must be paid as other claims against the state are paid.

Sec. 41. NRS 118B.190 is hereby amended to read as follows:

118B.190 1. A written agreement between a landlord and tenant for the rental or lease of a ~~mobile~~ *manufactured* home lot in a ~~mobile~~ *manufactured* home park in this state, or for the rental or lease of a lot for a recreational vehicle in an area of a ~~mobile~~ *manufactured* home park in this state other than an area designated as a recreational vehicle lot pursuant to the provisions of subsection 6 of NRS 40.215, must not be terminated by the landlord except upon notice in writing to the tenant served in the manner provided in NRS 40.280:

(a) Five days in advance if the termination is because the conduct of the tenant constitutes a nuisance as described in subsection 6 of NRS 118B.200.

(b) Ten days in advance if the termination is because of failure of the tenant to pay rent, utility charges or reasonable service fees.

(c) One hundred eighty days in advance if the termination is because of a change in the use of the land by the landlord pursuant to NRS 118B.180.

(d) Forty-five days in advance if the termination is for any other reason.

2. The landlord shall specify in the notice the reason for the termination of the agreement. The reason relied upon for the termination must be set forth with specific facts so that the date, place and circumstances concerning the reason for the termination can be determined. The termination must be in accordance with the provisions of NRS 118B.200 and reference alone to a provision of that section does not constitute sufficient specificity pursuant to this subsection.

3. The service of such a notice does not enhance the landlord's right, if any, to enter the tenant's ~~mobile~~ manufactured home. Except in an emergency, the landlord shall not enter the ~~mobile~~ manufactured home of the tenant served with such a notice without the tenant's permission or a court order allowing the entry.

4. If a tenant remains in possession of the ~~mobile~~ manufactured home lot after expiration of the term of the rental agreement, the tenancy is from week to week in the case of a tenant who pays weekly rent, and in all other cases the tenancy is from month to month. The tenant's continued occupancy is on the same terms and conditions as were contained in the rental agreement unless specifically agreed otherwise in writing.

5. The landlord and tenant may agree to a specific date for termination of the agreement. If any provision of this chapter specifies a period of notice which is longer than the period of a particular tenancy, the required length of the period of notice is controlling.

Sec. 42. NRS 118B.200 is hereby amended to read as follows:

118B.200 Notwithstanding the expiration of a period of a tenancy, the rental agreement described in NRS 118B.190 may not be terminated except for:

1. Failure of the tenant to pay rent, utility charges or reasonable service fees within 10 days after written notice of delinquency served upon the tenant in the manner provided in NRS 40.280;

2. Failure of the tenant to correct any noncompliance with a law, ordinance or governmental regulation pertaining to ~~mobile~~ manufactured homes or recreational vehicles or a valid rule or regulation established pursuant to NRS 118B.100 or to cure any violation of the rental agreement within a reasonable time after receiving written notification of noncompliance or violation;

3. Conduct of the tenant in the ~~mobile~~ manufactured home park which constitutes an annoyance to other tenants;

4. Violation of valid rules of conduct, occupancy or use of park facilities after written notice of the violation is served upon the tenant in the manner provided in NRS 40.280;

5. A change in the use of the land by the landlord pursuant to NRS 118B.180;

6. Conduct of the tenant which constitutes a nuisance as defined in NRS 40.140 or which violates a state law or local ordinance; or

7. In a ~~mobile~~ manufactured home park that is owned by a nonprofit organization or housing authority, failure of the tenant to meet qualifications relating to age or income which:

- (a) Are set forth in the lease signed by the tenant; and
- (b) Comply with federal, state and local law.

Sec. 43. NRS 118B.210 is hereby amended to read as follows:

118B.210 1. The landlord shall not terminate a tenancy, refuse to renew a tenancy, increase rent or decrease services he normally supplies, or bring or threaten to bring an action for possession of a ~~mobile~~ **manufactured** home lot as retaliation upon the tenant because:

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

(b) He has complained to the landlord concerning the maintenance, condition or operation of the park or a violation of any provision of NRS 118B.040 to 118B.220, inclusive, or 118B.240.

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

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

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

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

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

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

2. A landlord, manager or assistant manager of a ~~mobile~~ **manufactured** home park shall not willfully harass a tenant.

3. A tenant shall not willfully harass a landlord, manager ~~or~~ or assistant manager of a ~~mobile~~ **manufactured** home park or an employee or agent of the landlord.

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

Sec. 44. NRS 118B.211 is hereby amended to read as follows:

118B.211 As used in NRS 118B.211 to 118B.219, inclusive, "fund" means the fund for low-income owners of ~~mobile~~ **manufactured** homes created pursuant to NRS 118B.215.

Sec. 45. NRS 118B.213 is hereby amended to read as follows:

118B.213 1. In addition to the fee established pursuant to NRS 118B.185, except as otherwise provided in subsection 3, the owner of a ~~mobile~~ **manufactured** home park that is operated for profit shall pay to the division an annual fee of \$12 for each lot within the park. The owner shall not impose a fee or surcharge to recover from his tenants the costs resulting from the annual fee per lot paid pursuant to this subsection, or any related penalty.

2. The administrator shall notify the owner of each ~~mobile~~ **manufactured** home park that is operated for profit in this state on or before July 1 of each year of the fee imposed pursuant to this section.

3. If on May 15 of that year the balance in the fund which is attributable to deposits pursuant to this section exceeds \$1,000,000, the administrator shall not charge or collect a fee pursuant to this section. The administrator shall resume the collection in any year when the balance on May 15 is less than \$750,000. The administrator shall request the state

treasurer to inform him of the applicable balance of the fund on May 15 of each year.

4. If an owner fails to pay the fee within 30 days after receiving written notice from the administrator to do so, a penalty of 50 percent of the amount of the fee must be added.

5. All fees and penalties collected by the division pursuant to this section must be deposited in the state treasury for credit to the fund.

Sec. 46. NRS 118B.215 is hereby amended to read as follows:

118B.215 1. There is hereby created as a special revenue fund in the state treasury the fund for low-income owners of ~~mobile~~ *manufactured* homes, to be administered by the division. All money received for the use of the fund pursuant to NRS 118B.213 or from any other source must be deposited in the fund.

2. The interest and income earned on the money in the fund, after deducting any applicable charges, must be credited to the fund. All claims against the fund must be paid as other claims against the state are paid.

3. The money in the fund may be used only to pay necessary administrative costs and to assist eligible persons by supplementing their monthly rent for the ~~mobile~~ *manufactured* home lot on which their ~~mobile~~ *manufactured* home is located. Except as otherwise provided in subsection 5, to be eligible for assistance from the fund a person must:

(a) Except as otherwise provided in this subsection, have been a tenant in the same ~~mobile~~ *manufactured* home park in this state for at least 1 year immediately preceding his application for assistance;

(b) Be the registered owner of the ~~mobile~~ *manufactured* home which is subject to the tenancy, as indicated on the certificate of ownership that is issued by the division pursuant to NRS 489.541;

(c) Have a monthly household income, as determined by the administrator in accordance with subsection 4, which is at or below:

(1) The federally designated level signifying poverty or \$750, whichever is greater, if the person is the sole occupant of the ~~mobile~~ *manufactured* home; or

(2) The federally designated level signifying poverty or \$1,125, whichever is greater, if the person is not the sole occupant of the ~~mobile~~ *manufactured* home;

(d) Be a tenant in a ~~mobile~~ *manufactured* home park that is operated for profit and maintain continuous tenancy in that park during the duration of the supplemental assistance; and

(e) Not have assets whose value is more than \$12,000, excluding the value of:

(1) The ~~mobile~~ *manufactured* home which is subject to the tenancy;

(2) The contents of that ~~mobile~~ *manufactured* home; and

(3) One motor vehicle.

A person who has been a tenant of a ~~mobile~~ *manufactured* home park in this state for at least 1 year, but has not been a tenant of the ~~mobile~~ *manufactured* home park in which he resides at the time he applies for assistance for at least 1 year, is eligible for assistance from the fund if he moved to the ~~mobile~~ *manufactured* home park in which he resides at the time of his application because he was unable to pay the rent at the

~~{mobile}~~ **manufactured** home park from which he moved or because that park was closed.

4. In determining the monthly household income of an applicant pursuant to subsection 3, the administrator shall exclude from the calculation:

(a) The value of any food stamps the applicant received pursuant to the Food Stamp Act of 1977, as amended, 7 U.S.C. §§ 2011 et seq., during the year immediately preceding his application for assistance; or

(b) If the applicant is receiving coverage pursuant to Medicare Part B, 42 U.S.C. §§ 1395j et seq., the value of the cost of ~~{such}~~ **that** coverage during the year immediately preceding his application for assistance, whichever is greater.

5. The administrator may waive the requirements for eligibility set forth in subsection 3 upon the written request of an applicant if the circumstances of the applicant have changed as a result of:

(a) Illness;

(b) Disability; or

(c) Extreme financial hardship based upon a significant reduction of income, when considering the applicant's current financial circumstances.

An applicant shall include with his request for a waiver all medical and financial documents that support his request.

6. The administrator shall adopt regulations establishing:

(a) The annual reporting requirements for persons receiving assistance pursuant to this section. The regulations must require that each such person provide the division with a written acknowledgment of his continued eligibility for assistance.

(b) The maximum amount of assistance which may be distributed to a person to supplement his monthly rent pursuant to this section.

7. As used in this section:

(a) ~~{“Mobile”}~~ **“Manufactured** home” includes a travel trailer that is located on a ~~{mobile}~~ **manufactured** home lot within a ~~{mobile}~~ **manufactured** home park.

(b) “Monthly household income” means the combined monthly incomes of the occupants of a ~~{mobile}~~ **manufactured** home which is subject to the tenancy for which assistance from the fund is requested.

(c) “Travel trailer” has the meaning ascribed to it in NRS 489.150.

Sec. 47. NRS 118B.220 is hereby amended to read as follows:

118B.220 1. If a ~~{mobile}~~ **manufactured** home or recreational vehicle is made unfit for occupancy for any period in excess of 48 hours by any cause for which the landlord is responsible or over which he has control, the rent may be, at the tenant's option, proportionately abated, and if it is, must be refunded or credited against the following month's rent. The tenant need not abandon the ~~{mobile}~~ **manufactured** home or recreational vehicle as a prerequisite to seeking relief under this subsection.

2. As an alternative to the abatement of rent, the tenant may procure reasonable substitute housing for occupancy while his ~~{mobile}~~ **manufactured** home or recreational vehicle remains unfit and may:

(a) Recover the actual and reasonable cost of the substitute housing from the landlord; or

(b) Deduct the cost from future rent.

3. A ~~mobile~~ *manufactured* home shall be deemed unfit for occupancy if essential services such as fuel, water, electricity or sewer service are not being adequately provided to the ~~mobile~~ *manufactured* home.

Sec. 48. NRS 108.2675 is hereby amended to read as follows:

108.2675 “Mobile home lot” has the meaning ascribed to ~~the~~ *“manufactured home lot”* in NRS 118B.016.

Sec. 49. NRS 108.2677 is hereby amended to read as follows:

108.2677 “Mobile home park” has the meaning ascribed to ~~the~~ *“manufactured home park”* in NRS 118B.017.

Sec. 50. NRS 244.3573 is hereby amended to read as follows:

244.3573 1. Members of a county law enforcement agency, or if the county is within the jurisdiction of a metropolitan police department, the members of the metropolitan police department, may patrol and provide for the public safety:

(a) Within the common areas of a mobile home park that is located within the unincorporated area of the county and into or upon which the public is admitted by easement, license or otherwise; and

(b) With the permission of the manager of such a mobile home park, within other areas of the mobile home park.

2. As used in this section:

(a) “Manager” has the meaning ascribed to it in NRS 118B.0145; and

(b) “Mobile home park” has the meaning ascribed to ~~the~~ *“manufactured home park”* in NRS 118B.017.

Sec. 51. NRS 268.426 is hereby amended to read as follows:

268.426 1. Members of the law enforcement agency of an incorporated city, or if the incorporated city is within the jurisdiction of a metropolitan police department, the members of the metropolitan police department, may patrol and provide for the public safety:

(a) Within the common areas of a mobile home park that is located within the incorporated city and into or upon which the public is admitted by easement, license or otherwise; and

(b) With the permission of the manager of such a mobile home park, within other areas of the mobile home park.

2. As used in this section:

(a) “Manager” has the meaning ascribed to it in NRS 118B.0145; and

(b) “Mobile home park” has the meaning ascribed to ~~the~~ *“manufactured home park”* in NRS 118B.017.

Sec. 52. NRS 278.0167 is hereby amended to read as follows:

278.0167 “Mobile home park” has the meaning ascribed to ~~the~~ *“manufactured home park”* in NRS 118B.017.

Sec. 53. The legislature hereby finds and declares that the amendatory provisions of this act are not intended to change the kind of homes to which the provisions of chapter 118B of NRS are applicable.

Sec. 54. The legislative counsel shall:

1. In preparing the reprint and supplements to the Nevada Revised Statutes, with respect to any section that is not amended by this act or is further amended by another act, appropriately change any reference in chapter 118B of NRS or any section referring to such a section to:

- (a) “Mobile home” to “manufactured home”;
- (b) “Mobile home lot” to “manufactured home lot”; and
- (c) “Mobile home park” to “manufactured home park.”

2. In preparing supplements to the Nevada Administrative Code, appropriately change any reference in the chapter which contains the regulations adopted pursuant to chapter 118B of NRS or any section referring to such a section to:

- (a) “Mobile home” to “manufactured home”;
- (b) “Mobile home lot” to “manufactured home lot”; and
- (c) “Mobile home park” to “manufactured home park.”