

(REPRINTED WITH ADOPTED AMENDMENTS)  
FIRST REPRINT A.B. 619

---

ASSEMBLY BILL NO. 619—COMMITTEE ON COMMERCE AND LABOR

MARCH 26, 2001

---

Referred to Committee on Commerce and Labor

SUMMARY—Revises certain provisions relating to mobile home parks. (BDR 10-1090)

FISCAL NOTE:   Effect on Local Government: No.  
                  Effect on the State: 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; authorizing the landlord of a mobile home park to require written consent before a person moves a mobile home or recreational vehicle into the mobile home park; providing certain statutory exceptions for corporate cooperative parks; requiring the landlord of a mobile home park to post periodically a report on the quality of water supplied to the mobile home park; authorizing the landlord of a mobile home park to impose certain requirements pertaining to the occupancy of mobile homes; providing that certain prohibitions pertaining to increases in rent for mobile homes and mobile home lots apply to long-term leases; reducing certain periods of notice required before a landlord may bring an action for an unlawful detainer or terminate a written agreement; authorizing the landlord or manager of a mobile home park to resell mobile homes with a limited dealer's license 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     the provisions set forth as sections 2, 3 and 4 of this act.  
3     **Sec. 2.** *“Corporate cooperative park” means a mobile home park*  
4     *owned by a nonprofit cooperative corporation formed pursuant to*  
5     *chapter 81 of NRS that is wholly owned or controlled by the tenants of*  
6     *the park.*  
7     **Sec. 3.** *1. The landlord of a mobile home park may require that a*  
8     *person submit a written application to and receive written consent from*  
9     *the landlord before the person moves or causes to be moved a mobile*  
10    *home or recreational vehicle into the mobile home park. The landlord*  
11    *shall not unreasonably withhold his consent.*  
12    *2. If the landlord of a mobile home park requires written consent*  
13    *pursuant to subsection 1, the landlord shall post and maintain a sign that*  
14    *is clearly readable at the entrance to the mobile home park which advises*



1 *the reader of the consent that is required before a person may move or*  
2 *cause to be moved a mobile home or recreational vehicle into the mobile*  
3 *home park.*

4 3. *If a person moves or causes to be moved a mobile home or*  
5 *recreational vehicle into the mobile home park without the written*  
6 *consent of the landlord, if the landlord requires such consent pursuant to*  
7 *subsection 1, the landlord of that mobile home park may:*

8 (a) *After providing at least 5 days' written notice to the person, bring*  
9 *an action for an unlawful detainer in the manner prescribed in chapter*  
10 *40 of NRS; or*

11 (b) *Require the person to sign a rental agreement. If the person*  
12 *refuses to sign the rental agreement within 5 days after such a request,*  
13 *the landlord may, after providing at least 5 days' written notice to the*  
14 *person, bring an action for an unlawful detainer in the manner provided*  
15 *in chapter 40 of NRS.*

16 4. *For the purposes of NRS 40.251, a person who moves or causes to*  
17 *be moved a mobile home or recreational vehicle into a mobile home park*  
18 *without the written consent of the landlord, if the landlord requires such*  
19 *consent pursuant to subsection 1, shall be deemed a tenant at will and a*  
20 *lessee of the mobile home park.*

21 5. *The provisions of this section do not apply to a corporate*  
22 *cooperative park.*

23 **Sec. 4.** 1. *The landlord of a mobile home park shall post in a*  
24 *conspicuous and readily accessible place in the community or*  
25 *recreational facility in the mobile home park, at or near the entrance of*  
26 *the mobile home park or other common area in the mobile home park, a*  
27 *current report on the quality of the water that is supplied to the mobile*  
28 *home park.*

29 2. *Except as otherwise provided in subsection 3, the report must be*  
30 *obtained from the community water system that is the supplier of water to*  
31 *the mobile home park. Except as otherwise provided in subsection 4, the*  
32 *landlord shall post the report at least once each year and at such other*  
33 *times as the community water system may provide an updated report to*  
34 *the landlord.*

35 3. *If a mobile home park is not a community water system and does*  
36 *not otherwise obtain water from a community water system, the landlord*  
37 *of the mobile home park shall annually cause the water that is provided*  
38 *to the tenants of the mobile home park to be tested in accordance with*  
39 *the standards adopted pursuant to NRS 445A.855. The test must be*  
40 *performed by a laboratory certified by the health division of the*  
41 *department of human resources pursuant to NRS 445A.863.*

42 4. *Upon receipt of the results of a test performed pursuant to*  
43 *subsection 3, the landlord shall prepare or cause to be prepared a report*  
44 *on the quality of the water that is supplied to the tenants of the mobile*  
45 *home park. The report must be accurately based upon the results of the*  
46 *test and prepared in accordance with the standards adopted by the state*  
47 *board of health pursuant to NRS 445A.855 for similar reports by*  
48 *community water systems. The landlord shall post a copy of the most*  
49 *current report in accordance with subsection 1 and shall deliver a copy*



\* A B 6 1 9 R 1 \*

1 *of each such report to the health division of the department of human*  
2 *resources or the health authority as that term is defined in NRS*  
3 *445A.820.*

4 *5. As used in this section, "community water system" has the*  
5 *meaning ascribed to it in NRS 445A.808.*

6 **Sec. 5.** NRS 118B.010 is hereby amended to read as follows:

7 118B.010 As used in this chapter, unless the context otherwise  
8 requires, the words and terms defined in NRS 118B.011 to 118B.0195,  
9 inclusive, *and section 2 of this act* have the meanings ascribed to them in  
10 those sections.

11 **Sec. 6.** NRS 118B.060 is hereby amended to read as follows:

12 118B.060 1. Any payment, deposit, fee ~~H~~ or other charge which is  
13 required by the landlord in addition to periodic rent, utility charges or  
14 service fees and is collected as prepaid rent or a sum to compensate for any  
15 tenant default is a "deposit" governed by the provisions of this section.

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

17 3. Except as otherwise provided in subsection 4:

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

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

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

34 5. Upon termination of the landlord's interest in the mobile home park,  
35 the landlord shall transfer to his successor in interest that portion of the  
36 deposit remaining after making any deductions allowed pursuant to this  
37 section or refund that portion to the tenant.

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

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

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



\* A B 6 1 9 R 1 \*

1 *9. The provisions of this section do not apply to a corporate*  
2 *cooperative park.*

3 **Sec. 7.** NRS 118B.120 is hereby amended to read as follows:

4 118B.120 1. The landlord or his agent or employee may:

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

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

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

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

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

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

25 (a) It is located on a lot in a mobile home park, *other than a corporate*  
26 *cooperative park*, for which no rent has been paid for at least 60 days;

27 (b) It is unoccupied; and

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

30 **Sec. 8.** NRS 118B.140 is hereby amended to read as follows:

31 118B.140 ~~The~~

32 *1. Except as otherwise provided in subsection 2, the* landlord or his  
33 agent or employee shall not:

34 ~~(a)~~ (a) Require a person to purchase a mobile home from him or any  
35 other person as a condition to renting a mobile home lot to the purchaser or  
36 give an adjustment of rent or fees, or provide any other incentive to induce  
37 the purchase of a mobile home from him or any other person.

38 ~~(b)~~ (b) Charge or receive:

39 ~~(a)~~ (1) Any entrance or exit fee for assuming or leaving occupancy of  
40 a mobile home lot.

41 ~~(b)~~ (2) Any transfer or selling fee or commission as a condition to  
42 permitting a tenant to sell his mobile home or recreational vehicle within  
43 the mobile home park even if the mobile home or recreational vehicle is to  
44 remain within the park, unless the landlord is licensed as a dealer of mobile  
45 homes pursuant to NRS 489.311 and has acted as the tenant's agent in the  
46 sale pursuant to a written contract.

47 ~~(c)~~ (3) Any fee for the tenant's spouse or children.

48 ~~(d)~~ (4) Any fee for pets kept by a tenant in the park. If special  
49 facilities or services are provided, the landlord may also charge a fee



\* A B 6 1 9 R 1 \*

1 reasonably related to the cost of maintenance of the facility or service and  
2 the number of pets kept in the facility.

3 ~~[(e)]~~ (5) Any additional service fee unless the landlord provides an  
4 additional service which is needed to protect the health and welfare of the  
5 tenants, and written notice advising each tenant of the additional fee is sent  
6 to the tenant 90 days in advance of the first payment to be made, and  
7 written notice of the additional fee is given to prospective tenants on or  
8 before commencement of their tenancy. A tenant may only be required to  
9 pay the additional service fee for the duration of the additional service.

10 ~~[(f)]~~ (6) Any fee for a late monthly rental payment within 4 days after  
11 the date the rental payment is due or which exceeds \$5 for each day,  
12 excluding Saturdays, Sundays and legal holidays, which the payment is  
13 overdue, beginning on the day after the payment was due. Any fee for late  
14 payment of charges for utilities must be in accordance with the  
15 requirements prescribed by the public utilities commission of Nevada.

16 ~~[(g)]~~ (7) Any fee, surcharge or rent increase to recover from his tenants  
17 the costs resulting from converting from a master-metered water system to  
18 individual water meters for each mobile home lot.

19 ~~[(h)]~~ (8) Any fee, surcharge or rent increase to recover from his tenants  
20 any amount that exceeds the amount of the cost for a governmentally  
21 mandated service or tax that was paid by the landlord.

22 *2. Except for the provisions of subparagraphs (3), (4), (6) and (8) of*  
23 *paragraph (b) of subsection 1, the provisions of this section do not apply*  
24 *to a corporate cooperative park.*

25 **Sec. 9.** NRS 118B.150 is hereby amended to read as follows:

26 118B.150 ~~[(The)]~~

27 *1. Except as otherwise provided in subsection 2, the* landlord or his  
28 agent or employee shall not:

29 ~~[(1)]~~ (a) Increase rent or additional charges unless:

30 ~~[(a)]~~ (I) The rent charged after the increase is the same rent charged for  
31 mobile homes of the same size or lots of the same size or of a similar  
32 location within the park, *including, without limitation, mobile homes and*  
33 *lots which are held pursuant to a long-term lease*, except that a discount  
34 may be selectively given to persons who:

35 ~~[(1)]~~ (I) Are handicapped;

36 ~~[(2)]~~ (II) Are 55 years of age or older;

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

40 ~~[(4)]~~ (IV) Pay their rent in a timely manner; or

41 ~~[(5)]~~ (V) Pay their rent by check, money order or electronic means;

42 ~~[(b)]~~ (2) Any increase in additional charges for special services is the  
43 same amount for each tenant using the special service; and

44 ~~[(c)]~~ (3) Written notice advising a tenant of the increase is received by  
45 the tenant 90 days before the first payment to be increased and written  
46 notice of the increase is given to prospective tenants before commencement  
47 of their tenancy. In addition to the notice provided to a tenant pursuant to  
48 this ~~[(paragraph)]~~ *subparagraph*, if the landlord or his agent or employee  
49 knows or reasonably should know that the tenant receives assistance from



\* A B 6 1 9 R 1 \*

1 the fund created pursuant to NRS 118B.215, the landlord or his agent or  
2 employee shall provide to the administrator written notice of the increase  
3 90 days before the first payment to be increased.

4 ~~12-1~~ (b) Require a tenant to pay for an improvement to the common area  
5 of a mobile home park unless the landlord is required to make the  
6 improvement pursuant to an ordinance of a local government.

7 ~~13-1~~ (c) Require a tenant to pay for a capital improvement to the mobile  
8 home park unless the tenant has notice of the requirement at the time he  
9 enters into the rental agreement. A tenant may not be required to pay for a  
10 capital improvement after the tenant enters into the rental agreement unless  
11 the tenant consents to it in writing or is given 60 days' notice of the  
12 requirement in writing. The landlord may not establish such a requirement  
13 unless a meeting of the tenants is held to discuss the proposal and the  
14 landlord provides each tenant with notice of the proposal and the date, time  
15 and place of the meeting not less than 60 days before the meeting. The  
16 notice must include a copy of the proposal. A notice in a periodic  
17 publication of the park does not constitute notice for the purposes of this  
18 ~~subsection.~~

19 ~~4-1~~ ~~paragraph.~~

20 (d) Require a tenant to pay his rent by check or money order.

21 ~~15-1~~ (e) Require a tenant who pays his rent in cash to apply any change  
22 to which he is entitled to the next periodic payment that is due. The  
23 landlord or his agent or employee shall have an adequate amount of money  
24 available to provide change to such a tenant.

25 ~~16-1~~ (f) Prohibit or require fees or deposits for any meetings held in the  
26 park's community or recreational facility by the tenants or occupants of  
27 any mobile home or recreational vehicle in the park to discuss the park's  
28 affairs, or any political or social meeting sponsored by a tenant, if the  
29 meetings are held at reasonable hours and when the facility is not otherwise  
30 in use, or prohibit the distribution of notices of those meetings.

31 ~~17-1~~ (g) Interrupt, with the intent to terminate occupancy, any utility  
32 service furnished the tenant except for nonpayment of utility charges when  
33 due. Any landlord who violates this ~~subsection~~ ~~paragraph~~ is liable to the  
34 tenant for actual damages.

35 ~~18-1~~ (h) Prohibit a tenant from having guests, but he may require the  
36 tenant to register the guest within 48 hours after his arrival, Sundays and  
37 legal holidays excluded, and if the park is a secured park, a guest may be  
38 required to register upon entering and leaving.

39 ~~19-1~~ (i) Charge a fee for a guest who does not stay with the tenant for  
40 more than a total of 60 days in a calendar year. The tenant of a mobile  
41 home lot who is living alone may allow one other person to live in his  
42 home without paying an additional charge or fee, unless such a living  
43 arrangement constitutes a violation of chapter 315 of NRS. No agreement  
44 between a tenant and his guest alters or varies the terms of the rental  
45 contract between the tenant and the landlord, and the guest is subject to the  
46 rules and regulations of the landlord.

47 ~~110-1~~ (j) Prohibit a tenant from erecting a fence along the perimeter of  
48 the tenant's lot if the fence complies with any standards for fences  
49 established by the landlord, including limitations established for the height



\* A B 6 1 9 R 1 \*

1 of fences, the materials used for fences and the manner in which fences are  
2 to be constructed.

3 ~~11-1~~ (k) Prohibit any tenant from soliciting membership in any  
4 association which is formed by the tenants who live in the park. As used in  
5 this ~~subsection,~~ *paragraph*, "solicit" means to make an oral or written  
6 request for membership or the payment of dues or to distribute, circulate or  
7 post a notice for payment of those dues.

8 ~~12-1~~ (l) Prohibit a public officer, ~~or~~ candidate for public office *or the*  
9 *representative of a public officer or candidate for public office* from  
10 walking through the park to talk with the tenants ~~or~~ *or distribute political*  
11 *material.*

12 ~~13-1~~ (m) If a tenant has voluntarily assumed responsibility to trim the  
13 trees on his lot, require the tenant to trim any particular tree located on the  
14 lot or dispose of the trimmings unless a danger or hazard exists.

15 *2. The provisions of paragraphs (a), (b), (c), (j) and (m) of subsection*  
16 *1 do not apply to a corporate cooperative park.*

17 *3. As used in this section, "long-term lease" means a rental*  
18 *agreement or lease the duration of which exceeds 12 months.*

19 **Sec. 10.** NRS 118B.153 is hereby amended to read as follows:

20 118B.153 ~~The~~

21 *1. Except as otherwise provided in subsection 2, the* amount of rent  
22 charged a tenant for a service, utility or amenity upon moving into the  
23 mobile home park must be reduced proportionately when the service,  
24 utility or amenity is decreased or eliminated by the landlord. The landlord  
25 may not increase the rent to recover the lost revenue.

26 *2. The provisions of this section do not apply to a corporate*  
27 *cooperative park.*

28 **Sec. 11.** NRS 118B.160 is hereby amended to read as follows:

29 118B.160 ~~The~~

30 *1. Except as otherwise provided in subsection 2, the* landlord or his  
31 agent or employee shall not:

32 ~~1-1~~ (a) Deny any tenant the right to sell his mobile home or  
33 recreational vehicle within the park or require the tenant to remove the  
34 mobile home or recreational vehicle from the park solely on the basis of  
35 the sale, except as otherwise provided in NRS 118B.170.

36 ~~2-1~~ (b) Prohibit any tenant desiring to sell his mobile home or  
37 recreational vehicle within the park from advertising the location of the  
38 home or vehicle and the name of the mobile home park or prohibit the  
39 tenant from displaying at least one sign of reasonable size advertising the  
40 sale of the home or vehicle.

41 ~~3-1~~ (c) Require that he be an agent of an owner of a mobile home or  
42 recreational vehicle who desires to sell the home or vehicle.

43 ~~4-1~~ (d) Unless subleasing of lots is prohibited by a rental agreement or  
44 lease, prohibit a tenant from subleasing his mobile home lot if the  
45 prospective subtenant meets the general requirements for tenancy in the  
46 park.

47 ~~5-1~~ (e) Require a tenant to make any additions to his mobile home  
48 unless those additions are required by an ordinance of a local government.

49 ~~6-1~~ (f) Purchase a mobile home within the park if he has denied:



\* A B 6 1 9 R 1 \*

- 1 ~~(a)~~ (1) A tenant the right to sell that mobile home; or  
2 ~~(b)~~ (2) A prospective buyer the right to purchase that mobile home.  
3 2. *The provisions of this section do not apply to a corporate*  
4 *cooperative park.*

5 **Sec. 12.** NRS 118B.170 is hereby amended to read as follows:

6 118B.170 1. The landlord may require approval of a prospective  
7 buyer and tenant before the sale of a tenant's mobile home or recreational  
8 vehicle, if the mobile home or vehicle will remain in the park. The landlord  
9 shall consider the record, if any, of the prospective buyer and tenant  
10 concerning the payment of rent. The landlord shall not unreasonably  
11 withhold his consent.

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

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

23 4. If the landlord requires the approval of a prospective buyer and  
24 tenant of a mobile home or recreational vehicle and the mobile home or  
25 recreational vehicle is sold without the approval of the landlord, the  
26 landlord may:

27 (a) After providing at least ~~10~~ 5 days' written notice to the buyer and  
28 tenant, bring an action for an unlawful detainer in the manner prescribed in  
29 chapter 40 of NRS; or

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

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

36 (a) Purchases a mobile home or recreational vehicle from a tenant of a  
37 mobile home park which will remain in the park;

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

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

43 6. *The provisions of this section do not apply to a corporate*  
44 *cooperative park.*

45 **Sec. 13.** NRS 118B.173 is hereby amended to read as follows:

46 118B.173 1. Any landlord who lists a mobile home park or any part  
47 of a mobile home park for sale with a licensed real estate broker shall , not  
48 less than 10 days nor more than 30 days before listing the park for sale,  
49 mail written notice of that listing to any association of tenants of the park



\* A B 6 1 9 R 1 \*

1 that requested the notice. A landlord is not required to provide notice of a  
2 listing for sale that is not initiated by the owner of the park or his  
3 authorized agent.

4 2. In order to receive the notice required by subsection 1, an  
5 association of tenants of a mobile home park shall:

- 6 (a) Submit to the landlord a written request for that notice;  
7 (b) Furnish the landlord with a written list of the names and addresses  
8 of three members of the association; and  
9 (c) Give written notice to the landlord that the tenants of the park are  
10 interested in buying the park and renew that notice at least once each year  
11 after the initial notice.

12 *3. The provisions of this section do not apply to a corporate*  
13 *cooperative park.*

14 **Sec. 14.** NRS 118B.180 is hereby amended to read as follows:


15 118B.180 1. A landlord may convert an existing mobile home park  
16 into individual mobile home lots for sale to mobile home owners if the  
17 change is approved by the appropriate local zoning board, planning  
18 commission or governing body, and:

- 19 (a) The landlord gives notice in writing to each tenant within 5 days  
20 after he files his application for the change in land use with the local  
21 zoning board, planning commission or governing body;  
22 (b) The landlord offers to sell the lot to the tenant at the same price the  
23 lot will be offered to the public and holds that offer open for at least 75  
24 days before he offers the lot for sale to the public;  
25 (c) The landlord does not sell an occupied lot for more than a vacant lot  
26 of similar location, size and shape;

27 (d) The landlord pays:

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

31 (2) If the new location is more than 50 miles from the mobile home  
32 park, the cost of moving the mobile home for the first 50 miles,  
33 including fees for inspection, any deposits for connecting utilities and the  
34 cost of taking down, moving, setting up and leveling his mobile home and  
35 its appurtenances in the new lot or park; and

36 (e) After the landlord is granted final approval of the change by the  
37 appropriate local zoning board, planning commission or governing body,  
38 notice in writing is served on each tenant in the manner provided in NRS  
39 40.280, giving the tenant at least 180 days after the date of the notice   
40 before he is required to move his mobile home from the lot.

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

44 *3. The provisions of this section do not apply to a corporate*  
45 *cooperative park.*

46 **Sec. 15.** NRS 118B.183 is hereby amended to read as follows:

47 118B.183 1. A landlord may convert an existing mobile home park  
48 to any other use of the land if the change is approved by the appropriate  
49 local zoning board, planning commission or governing body, and:



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

4 (b) The landlord pays:

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

8 (2) If the new location is more than 50 miles from the mobile home  
9 park, the cost of moving the mobile home for the first 50 miles,  
10 including fees for inspection, any deposits for connecting utilities and the  
11 cost of taking down, moving, setting up and leveling his mobile home and  
12 its appurtenances in the new lot or park; and

13 (c) After the landlord is granted final approval of the change by the  
14 appropriate local zoning board, planning commission or governing body,  
15 written notice is served on each tenant in the manner provided in NRS  
16 40.280, giving the tenant at least 180 days after the date of the notice  
17 before he is required to move his mobile home from the lot.

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

21 *3. The provisions of this section do not apply to a corporate*  
22 *cooperative park.*

23 **Sec. 16.** NRS 40.251 is hereby amended to read as follows:

24 40.251 A tenant of real property, a recreational vehicle or a mobile  
25 home for a term less than life is guilty of an unlawful detainer when having  
26 leased:

27 1. Real property, except as otherwise provided in this section, or a  
28 mobile home for an indefinite time, with monthly or other periodic rent  
29 reserved, he continues in possession thereof, in person or by subtenant,  
30 without the landlord's consent after the expiration of a notice of:

31 (a) For tenancies from week to week, at least 7 days;

32 (b) For all other periodic tenancies, at least 30 days; or

33 (c) For tenancies at will, at least 5 days.

34 2. A dwelling unit subject to the provisions of chapter 118A of NRS,  
35 he continues in possession, in person or by subtenant, without the  
36 landlord's consent after expiration of:

37 (a) The term of the rental agreement or its termination and, except as  
38 otherwise provided in paragraph (b), the expiration of a notice of at least 7  
39 days for tenancies from week to week and 30 days for all other periodic  
40 tenancies; or

41 (b) A notice of at least 5 days where the tenant has failed to perform his  
42 basic or contractual obligations under chapter 118A of NRS.

43 3. A mobile home lot subject to the provisions of chapter 118B of  
44 NRS, or a lot for a recreational vehicle in an area of a mobile home park  
45 other than an area designated as a recreational vehicle lot pursuant to the  
46 provisions of subsection 6 of NRS 40.215, he continues in possession, in  
47 person or by subtenant, without the landlord's consent, after notice has  
48 been given pursuant to NRS 118B.170 or 118B.190 *or section 3 of this act*  
49 and the period of the notice has expired.



\* A B 6 1 9 R 1 \*

1     4. A recreational vehicle lot, he continues in possession, in person or  
2 by subtenant, without the landlord's consent, after the expiration of a  
3 notice of at least 5 days.

4     **Sec. 17.** Chapter 489 of NRS is hereby amended by adding thereto a  
5 new section to read as follows:

6     **1. A landlord or manager who:**

7     **(a) Purchases a mobile home that is sold to enforce a lien pursuant to**  
8 **NRS 108.270 to 108.360, inclusive;**

9     **(b) Is in compliance with or exempt from the requirements for**  
10 **continuing education set forth in NRS 118B.086; and**

11     **(c) Is a licensed real estate broker and holds a limited dealer's license**  
12 **issued pursuant to NRS 489.331,**

13 **may resell the mobile home in compliance with all other applicable**  
14 **provisions of this chapter which pertain to dealers.**

15     **2. As used in this section:**

16     **(a) "Landlord" has the meaning ascribed to it in NRS 118B.014.**

17     **(b) "Manager" has the meaning ascribed to it in NRS 118B.0145.**

