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ASSEMBLY BILL NO. 114—ASSEMBLYMEN MARVEL, SIBLEY,  
ALLEN, CARPENTER, GRADY, HETTRICK AND SEALE (BY REQUEST)

FEBRUARY 22, 2005

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Referred to Committee on Commerce and Labor

SUMMARY—Revises provisions governing sale of mobile and  
manufactured homes and commercial coaches.  
(BDR 43-1162)

FISCAL NOTE: Effect on Local Government: No.  
Effect on the State: No.

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

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AN ACT relating to manufactured housing; authorizing a licensed  
real estate broker and his licensed salesman under certain  
circumstances to sell used mobile homes and used  
manufactured homes without obtaining certain additional  
licensure; removing the duty of the Administrator of the  
Manufactured Housing Division of the Department of  
Business and Industry to prescribe the form of the  
contract that must be used for the sale of a manufactured  
home, mobile home or commercial coach; and providing  
other matters properly relating thereto.

**Legislative Counsel's Digest:**

- 1 Existing law prohibits a person from engaging in the business of selling  
2 manufactured homes, mobile homes or commercial coaches without applying for  
3 and obtaining a license from the Manufactured Housing Division of the Department  
4 of Business and Industry. (NRS 489.076, 489.311) Existing law, however, provides  
5 an exception to this requirement that allows a licensed real estate broker to obtain a  
6 limited dealer's license to sell a used manufactured or mobile home when the sale  
7 is in connection with the sale of real property and the home is located on the  
8 property. The Manufactured Housing Division is required to adopt regulations for  
9 the issuance of such a limited dealer's license. (NRS 489.331)  
10 This bill removes the requirement that the Manufactured Housing Division  
11 adopt regulations for the issuance of limited dealer's licenses and exempts licensed  
12 real estate brokers and their licensed salesmen from any additional licensing  
13 requirements for such sales of a used manufactured or mobile home.



Existing law requires the Administrator of the Manufactured Housing Division to prescribe the form of the contract that must be used for the sale of a new or used manufactured home, mobile home or commercial coach. (NRS 489.7152)

This bill removes the duty of the Administrator of the Manufactured Housing Division to prescribe the form of the contract that must be used for the sale of a new or used manufactured home, mobile home or commercial coach.

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

**Section 1.** NRS 489.331 is hereby amended to read as follows:

~~489.331 [1. The Division shall adopt regulations for the issuance of limited dealer's licenses authorizing licensed real estate brokers to sell used manufactured homes and used mobile homes when the sale is in connection with the sale of a fee simple interest in real property and the used manufactured home or used mobile home is situated on the real property sold. The regulations must not be more strict than the regulations in effect which pertain to licenses for other dealers. An applicant for a limited dealer's license is not required to have sufficient space to display used manufactured homes or used mobile homes at his established place of business.~~

~~—2. If a~~ **A** licensed real estate broker ~~{holds a limited dealer's license, he}~~ and his licensed salesmen may **, without applying for or obtaining any license issued pursuant to the provisions of this chapter,** sell used manufactured homes and used mobile homes when the sale is in connection with the sale of a fee simple interest in real property and the used manufactured home or used mobile home is situated on the real property sold.

**Sec. 2.** NRS 489.7152 is hereby repealed.

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TEXT OF REPEALED SECTION

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**489.7152 Form of contract to be used for sale of manufactured home, mobile home or commercial coach.** The Administrator shall prescribe, by regulation, the form of the contract that must be used for the sale of a manufactured home, mobile home or commercial coach.

