

ASSEMBLY BILL NO. 216—COMMITTEE ON COMMERCE AND LABOR

(ON BEHALF OF THE LEGISLATIVE COMMISSION'S
SUBCOMMITTEE TO STUDY THE AVAILABILITY
AND INVENTORY OF AFFORDABLE HOUSING)

FEBRUARY 28, 2007

Referred to Committee on Commerce and Labor

SUMMARY—Provides additional requirements for closing or converting manufactured home parks. (BDR 10-141)

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.

AN ACT relating to manufactured home parks; requiring a landlord who proposes to close or convert a manufactured home park to submit a resident impact statement under certain circumstances; and providing other matters properly relating thereto.

Legislative Counsel's Digest:

- 1 Existing law describes the obligations that a landlord must meet when closing
2 or converting a manufactured home park. (NRS 118B.177, 118B.180, 118B.183)
3 **Sections 1-4** of this bill add to those requirements by requiring the landlord to
4 submit a resident impact statement. Additionally, **section 1** sets forth the
5 requirements for a resident impact statement and the time for its submission.
6 **Section 1** also exempts a landlord who complies with local rules for converting or
7 closing a manufactured home park if the local rules establish requirements
8 concerning the disclosure of the impact on residents that are at least as stringent as
9 the requirements of **section 1**.
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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
2 thereto a new section to read as follows:
3 ***1. Except as otherwise provided in subsection 4, if a landlord***
4 ***begins the process of closing or converting a manufactured home***



1 *park, he shall submit a resident impact statement to the*
2 *appropriate local zoning board, planning commission or*
3 *governing body.*

4 *2. The landlord shall submit the resident impact statement*
5 *before:*

6 *(a) The appropriate local zoning board, planning commission*
7 *or governing body makes a decision concerning the closure or*
8 *conversion of the manufactured home park; or*

9 *(b) The conclusion of the process of closing or converting the*
10 *manufactured home park,*
11 *↳ whichever is earlier.*

12 *3. The resident impact statement must be in such form as the*
13 *Division prescribes by regulation and must include, without*
14 *limitation, the following information:*

15 *(a) The addresses and corresponding manufactured home*
16 *identification numbers of all tenants of the park;*

17 *(b) An analysis of replacement housing needs or requirements*
18 *for the tenants; and*

19 *(c) An analysis of any sites to which the homes of the tenants*
20 *may be moved.*

21 *4. The provisions of this section do not apply to a landlord*
22 *who complies with the rules, regulations or procedures for the*
23 *closure or conversion of a manufactured home park established by*
24 *the appropriate local zoning board, planning commission or*
25 *governing body which include requirements that are substantially*
26 *similar to or more stringent than the requirements of this section.*

27 **Sec. 2.** NRS 118B.177 is hereby amended to read as follows:

28 118B.177 1. If a landlord closes a manufactured home park,
29 or if a landlord is forced to close a manufactured home park because
30 of a valid order of a state or local governmental agency or court
31 requiring the closure of the manufactured home park permanently
32 for health or safety reasons, the landlord shall pay the amount
33 described in subsection 2 or 3, in accordance with the choice of the
34 tenant.

35 2. If the tenant chooses to move the manufactured home, the
36 landlord shall pay to the tenant:

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

40 (b) If the new location is more than 50 miles from the
41 manufactured home park, the cost of moving the manufactured
42 home for the first 50 miles,

43 ↳ including fees for inspection, any deposits for connecting
44 utilities, and the cost of taking down, moving, setting up and



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leveling the manufactured home and its appurtenances in the new lot or park.

3. If the tenant chooses not to move the manufactured home, the manufactured home cannot be moved without being structurally damaged ~~H~~ or there is no manufactured home park within 50 miles that is willing to accept the manufactured home, the landlord:

(a) May remove and dispose of the manufactured home; and

(b) Shall pay to the tenant the fair market value of the manufactured home less the reasonable cost of removing and disposing of the manufactured home.

4. Written notice of any closure must be served timely on each:

(a) 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 manufactured home from the lot.

(b) Prospective tenant by:

(1) Handing each prospective tenant or his agent a copy of the written notice; and

(2) Maintaining a copy of the written notice at the entrance of the manufactured home park.

5. For the purposes of this section, the fair market value of a manufactured home and the reasonable cost of removing and disposing of a manufactured home must be determined by:

(a) A dealer licensed pursuant to chapter 489 of NRS who is agreed upon by the landlord and tenant; or

(b) If the landlord and tenant cannot agree pursuant to paragraph (a), a dealer licensed pursuant to chapter 489 of NRS who is selected for this purpose by the Division.

6. A landlord shall not increase the rent of a tenant after notice is served on the tenant as required by subsection 4.

7. *If a landlord begins the process of closing a manufactured home park, he shall comply with the provisions of section 1 of this act concerning the submission of a resident impact statement.*

8. As used in this section, "timely" means not later than 3 days after the landlord learns of a closure.

Sec. 3. NRS 118B.180 is hereby amended to read as follows:

118B.180 1. A landlord may convert an existing manufactured home park into individual manufactured home lots for sale to manufactured home owners if the change is approved by the appropriate local zoning board, planning commission or governing body. In addition to any other reasons, a landlord may apply for such approval if the landlord is forced to close the manufactured home park because of a valid order of a state or local governmental agency or court requiring the closure of the manufactured home park for health or safety reasons.



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2. The landlord may undertake a conversion pursuant to this section only if:

(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, in writing, 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 90 days or until the landlord receives a written rejection of the offer from the tenant, whichever occurs earlier;

(c) The landlord does not sell the lot to a person other than the tenant for 90 days after the termination of the offer required pursuant to paragraph (b) at a price or on terms that are more favorable than the price or terms offered to the tenant;

(d) If a tenant does not exercise his option to purchase the lot pursuant to paragraph (b), the landlord pays:

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

(2) If the new location is more than 50 miles from the manufactured home park, the cost of moving the 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 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 manufactured home from the lot ~~to~~; and

(f) The landlord complies with the provisions of section 1 of this act concerning the submission of a resident impact statement.

3. Notice sent pursuant to paragraph (a) of subsection 2 or an offer to sell a manufactured home lot to a tenant required pursuant to paragraph (b) of subsection 2 does not constitute notice of termination of the tenancy.

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

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



Sec. 4. NRS 118B.183 is hereby amended to read as follows:

118B.183 1. A landlord may convert an existing 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. In addition to any other reasons, a landlord may apply for such approval if the landlord is forced to close the manufactured home park because of a valid order of a state or local governmental agency or court requiring the closure of the manufactured home park for health or safety reasons.

2. The landlord may undertake a conversion pursuant to this section only if:

(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 the amount described in subsection 3 or 4, in accordance with the choice of the tenant; ~~land~~

(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 manufactured home from the lot ~~H~~; and

(d) The landlord complies with the provisions of section 1 of this act concerning the submission of a resident impact statement.

3. If the tenant chooses to move the manufactured home, the landlord shall pay to the tenant:

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

(b) If the new location is more than 50 miles from the manufactured home park, the cost of moving the 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 manufactured home and its appurtenances in the new lot or park.

4. If the tenant chooses not to move the manufactured home, the manufactured home cannot be moved without being structurally damaged ~~H~~ or there is no manufactured home park within 50 miles that is willing to accept the manufactured home, the landlord:

(a) May remove and dispose of the manufactured home; and

(b) Shall pay to the tenant the fair market value of the manufactured home less the reasonable cost of removing and disposing of the manufactured home.

5. A landlord shall not increase the rent of any tenant:



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(a) For 180 days before filing an application for a change in land use, permit or variance affecting the manufactured home park; or

(b) At any time after filing an application for a change in land use, permit or variance affecting the manufactured home park unless:

(1) The landlord withdraws the application or the appropriate local zoning board, planning commission or governing body denies the application; and

(2) The landlord continues to operate the manufactured home park after the withdrawal or denial.

6. For the purposes of this section, the fair market value of a manufactured home and the reasonable cost of removing and disposing of a manufactured home must be determined by:

(a) A dealer licensed pursuant to chapter 489 of NRS who is agreed upon by the landlord and tenant; or

(b) If the landlord and tenant cannot agree pursuant to paragraph (a), a dealer licensed pursuant to chapter 489 of NRS who is selected for this purpose by the Division.

7. The provisions of this section do not apply to a corporate cooperative park.

