

ASSEMBLY BILL NO. 304—COMMITTEE ON COMMERCE AND LABOR

MARCH 14, 2007

Referred to Committee on Commerce and Labor

SUMMARY—Makes various changes to provisions relating to manufactured home parks. (BDR 10-1119)

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 housing; authorizing a person who makes a payment toward the purchase of a manufactured home to bring an action to rescind a contract or recover damages under certain circumstances; revising the provisions relating to the review of rental agreements and other residency documents; revising the provisions relating to certain repairs to a manufactured home; making changes pertaining to rules and regulations of a manufactured home park; revising the provisions relating to meetings between a landlord and tenants under certain circumstances; requiring a landlord to pay certain costs associated with the conversion of a manufactured home park; increasing the amount of the limitation on the lien of a landlord; and providing other matters properly relating thereto.

Legislative Counsel's Digest:

Existing law regulates manufactured home parks and various activities of landlords and tenants in those parks. (Chapter 118B of NRS) **Section 3** of this bill provides that, if a person makes a payment toward the purchase of a manufactured home in reasonable reliance upon a prospectus or any other material written statement contained in promotional materials relating to the manufactured home, and if the prospectus or written statement is proven to be false or misleading, the person may bring an action to rescind a contract or to recover damages and reasonable attorney's fees from the landlord or manufactured home dealer.

Existing law establishes provisions relating to rental agreements and other residency documents. (NRS 118B.040) **Section 5** of this bill removes the requirement that a landlord must allow a tenant to review such documents for 72 hours during which time a landlord is not prevented from accepting another tenant



for the same residency. Instead, **section 5** requires a landlord before requiring or accepting any application fee, to give a prospective tenant a copy of the rental agreement, a copy of the rules and regulations of the manufactured home park, any existing notices of the sale, closure or conversion of the manufactured home park, the criteria used in deciding whether to accept an applicant, the maintenance responsibilities of the landlord and any other residency documents.

Existing law sets forth requirements relating to the repair of a manufactured home and prohibits a landlord from allowing a third party to make such repairs under certain circumstances. (NRS 118B.097) **Section 7** of this bill replaces a prohibition on allowing a third party to make repairs that affect life, health or safety with a list of specific repairs that a landlord may not allow a third party to make. **Section 7** also prohibits landlords from employing certain persons to make such repairs. Further, **section 7** requires the Administrator of the Manufactured Housing Division of the Department of Business and Industry to adopt regulations to specify the repairs that a person without an applicable license may make to a manufactured home.

Section 8 of this bill revises the provisions relating to a landlord's adoption of rules and regulations concerning a manufactured home park and provides that a properly adopted or amended rule or regulation supersedes any inconsistent prior rule or regulation. (NRS 118B.100) **Section 8** also requires a landlord to provide a copy of such rules and regulations to a tenant at the time the tenant enters into a rental agreement.

Existing law establishes provisions relating to meetings between a landlord and representative groups of tenants to hear complaints and suggestions regarding a manufactured home park. (NRS 118B.110) **Section 9** of this bill provides for a natural person designated by the owner to meet with tenants for such purposes. **Section 9** also prohibits a manager from meeting with tenants for such purposes unless the manager, the landlord and the owner are all the same natural person.

Existing law requires a landlord to pay to a tenant the costs of moving the tenant or the fair market value of a manufactured home under certain circumstances during the closing or conversion of a manufactured home park. (NRS 118B.130, 118B.177, 118B.180, 118B.183) **Sections 10-13** of this bill require a landlord to pay costs associated with moving a tenant's manufactured home to a new location in this State or another state that is within 100 miles from the manufactured home park and to pay various other costs for the tenant, including determining the fair market value of the manufactured home and the reasonable cost of removing and disposing of the manufactured home.

Section 15 of this bill increases the limitation on the amount of a lien that a landlord may hold for the total amount due and unpaid for rentals and utilities from \$2,000 to \$2,500.

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

Section 1. Chapter 118B of NRS is hereby amended by adding thereto the provisions set forth as sections 2 and 3 of this act.

Sec. 2. *“Appurtenance” means a structure, installation, facility, amenity or other improvement that is appurtenant to or benefits one or more manufactured homes, but is not a part of the manufactured home. The term includes, without limitation, skirting, ramps, cabanas, carports, porches, awnings, sheds and*



1 *other structures, installations, facilities and amenities associated*
2 *with or benefiting one or more manufactured homes.*

3 **Sec. 3.** *A person who makes a payment toward the purchase*
4 *of a manufactured home or the placement of a manufactured*
5 *home on a manufactured home lot in a manufactured home park*
6 *in reasonable reliance upon any material written statement*
7 *contained in promotional materials relating to the manufactured*
8 *home or manufactured home park, including, without limitation:*

9 1. *A prospectus;*

10 2. *Exhibits produced in support of a prospectus;*

11 3. *A brochure; or*

12 4. *A newspaper advertisement,*

13 *↳ that proves to be false or misleading may bring an action in a*
14 *court of competent jurisdiction to rescind any contract or*
15 *agreement and may recover damages and reasonable attorney's*
16 *fees from the landlord or manufactured home dealer that issued*
17 *the false or misleading material written statement.*

18 **Sec. 4.** NRS 118B.010 is hereby amended to read as follows:

19 118B.010 As used in this chapter, unless the context otherwise
20 requires, the words and terms defined in NRS 118B.011 to
21 118B.0195, inclusive, *and section 2 of this act* have the meanings
22 ascribed to them in those sections.

23 **Sec. 5.** NRS 118B.040 is hereby amended to read as follows:

24 118B.040 1. ~~{An approved applicant for residency may~~
25 ~~request 72 hours to review the proposed rental agreement or lease,~~
26 ~~the rules and regulations of the manufactured home park and other~~
27 ~~residency documents. Upon receiving such a request, the landlord~~
28 ~~shall allow the approved applicant to review the documents for 72~~
29 ~~hours. This review period does not, however, prevent the landlord~~
30 ~~from accepting another tenant for the space or residency while the~~
31 ~~72 hours is pending.}~~ *Before requiring or accepting payment of*
32 *any application fee, a landlord shall give to a prospective tenant*
33 *who may rent or lease a manufactured home lot:*

34 (a) *A copy of the rental agreement or lease;*

35 (b) *A copy of the rules and regulations governing the*
36 *manufactured home park;*

37 (c) *Any notices of the sale, closure or conversion of the*
38 *manufactured home park that must be provided to tenants*
39 *pursuant to the provisions of this chapter;*

40 (d) *The criteria used by the manufactured home park in*
41 *deciding whether to accept an applicant;*

42 (e) *A list of every increase in rent during the last 5 years for*
43 *the manufactured home lot;*

44 (f) *The maintenance responsibilities of the landlord pursuant*
45 *to NRS 118B.090; and*



1 ***(g) Any other residency documents.***

2 2. A rental agreement or lease between a landlord and tenant to
3 rent or lease any manufactured home lot must be in writing. The
4 landlord shall give the tenant a copy of the agreement or lease at the
5 time the tenant signs it.

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

8 (a) The duration of the agreement ~~to~~ ***or lease.***

9 (b) The amount of rent, the manner and time of its payment and
10 the amount of any charges for late payment and dishonored checks.

11 (c) Restrictions on occupancy by children or pets.

12 (d) Services and utilities included with the rental of a lot and the
13 responsibility of maintaining or paying for them, including the
14 charge, if any, for cleaning the lots.

15 (e) Deposits which may be required and the conditions for their
16 refund.

17 (f) Maintenance which the tenant is required to perform and any
18 appurtenances he is required to provide.

19 (g) The name and address of the owner of the manufactured
20 home park and his authorized agent.

21 (h) Any restrictions on subletting.

22 (i) Any recreational facilities and other amenities provided to the
23 tenant and any deposits or fees required for their use.

24 (j) Any restriction of the park to older persons pursuant to
25 federal law.

26 (k) The dimensions of the manufactured home lot of the tenant.

27 (l) A summary of the provisions of NRS 202.470.

28 (m) Information regarding the procedure pursuant to which a
29 tenant may report to the appropriate authorities:

30 (1) A nuisance.

31 (2) A violation of a building, safety or health code or
32 regulation.

33 (n) Information regarding the right of the tenant to engage in the
34 display of the flag of the United States, as set forth in
35 NRS 118B.143.

36 (o) The amount to be charged each month to the tenant to
37 reimburse the landlord for the cost of a capital improvement to the
38 manufactured home park. Such an amount must be stated separately
39 and include the length of time the charge will be collected and the
40 total amount to be recovered by the landlord from all tenants in the
41 manufactured home park.

42 ***(p) Any other fees to be charged to the tenant in addition to the***
43 ***base rent.***



Sec. 6. NRS 118B.085 is hereby amended to read as follows:

118B.085 1. A landlord shall notify the Division, in writing, of his correct name, address and telephone number. If the landlord has employed a manager or assistant manager, or both, he shall also notify the Division, in writing, of the name, address and telephone number of any such manager and assistant manager of his park. After the initial notification, the landlord shall also send notice of the information required pursuant to this subsection within 45 days after:

- (a) Buying the park ;
- (b) Opening the park for occupancy ;
- (c) Changing managers or assistant managers ; or
- (d) Changing his name, address or telephone number.

2. Upon receiving the notice required by subsection 1, the Administrator shall send the landlord, manager and assistant manager, as applicable, the text of the provisions of this chapter and a form upon which the landlord, manager and assistant manager, as applicable, shall acknowledge that each has received those provisions and has read them. The landlord, manager and assistant manager, as applicable, shall return the acknowledged form to the Administrator within 10 days after receiving it.

Sec. 7. NRS 118B.097 is hereby amended to read as follows:

118B.097 1. If a repair to a manufactured home may affect ~~life, health or safety~~ *the structural, electrical, plumbing, drainage, roofing, mechanical or solid fuel burning systems of the home, or requires a permit before the repair may be made, and* the repair may be performed legally only by a person who is qualified by licensure ~~for certification~~ to perform such a repair , and:

(a) A person shall not perform the repair unless he has such qualifications; and

~~(b)~~ (b) A tenant or a landlord, or his agent or employee, shall not ~~allow~~ *employ* a third party to perform the repair if he knows or, in light of all the surrounding facts and circumstances, reasonably should know that the third party does not have such qualifications.

2. *The Administrator shall adopt regulations to specify the repairs that a person without an applicable license may make to a manufactured home in accordance with the provisions of this section and chapter 489 of NRS.*

Sec. 8. 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 manufactured home lot and the grounds, areas and facilities of the manufactured home park held out for the use of tenants generally.



- 1 2. All such rules or regulations must be:
2 (a) Reasonably related to the purpose for which they are
3 adopted;
4 (b) Sufficiently explicit in their prohibition, direction or
5 limitation to inform the tenant of what he must do or not do for
6 compliance;
7 (c) Adopted in good faith and not for the purpose of evading any
8 obligation of the landlord arising under the law;
9 (d) Consistent with the provisions of this chapter and a general
10 plan of operation, construction or improvement, and must not
11 arbitrarily restrict conduct or require any capital improvement by the
12 tenant which is not specified in the rental agreement or
13 unreasonably require a change in any capital improvement made by
14 the tenant and previously approved by the landlord unless the
15 landlord can show that it is in the best interest of the other tenants;
16 and
17 (e) Uniformly enforced against all tenants in the park, including
18 the managers. Any rule or regulation which is not so uniformly
19 enforced may not be enforced against any tenant.
20 3. No rule or regulation may be used to impose any additional
21 charge for occupancy of a manufactured home lot or modify the
22 terms of a rental agreement.
23 4. Except as otherwise provided in subsection 5, a rule or
24 regulation is enforceable against the tenant only if he has notice of it
25 at the time he enters into the rental agreement. A rule or regulation
26 adopted or amended after the tenant enters into the rental agreement
27 is not enforceable unless the tenant consents to it in writing or is
28 given 60 days' notice of it in writing. The landlord may not adopt or
29 amend a rule or regulation of the park unless a meeting of the
30 tenants is held to discuss the proposal and the landlord provides
31 each tenant with notice of the proposal and the date, time and place
32 of the meeting not less than 60 days before the meeting. The notice
33 must include a copy of the proposed adoption or amendment of the
34 rule or regulation. A notice in a periodic publication of the park does
35 not constitute notice for the purposes of this subsection.
36 5. A rule or regulation pertaining to recreational facilities in the
37 manufactured home park must be in writing to be enforceable.
38 6. *A rule or regulation adopted or amended in compliance*
39 *with the provisions of this section supersedes any previously*
40 *existing rule or regulation that conflicts with the adopted or*
41 *amended rule or regulation. Only one version of any rules and*
42 *regulations or any architectural standards may be in effect at any*
43 *given time.*



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1 ***7. The landlord shall provide the tenant with a copy of the***
2 ***existing rules and regulations at the time the tenant enters into the***
3 ***rental agreement.***

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

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

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

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

13 **Sec. 9.** NRS 118B.110 is hereby amended to read as follows:

14 118B.110 1. The landlord ***or a person designated pursuant***
15 ***to subsection 3*** shall meet with a representative group of tenants
16 occupying the park, chosen by the tenants, to hear any complaints or
17 suggestions which concern a matter relevant to the park within 45
18 days after he receives a written request to do so which has been
19 signed by persons occupying at least 25 percent of the lots in the
20 park. The 25 percent must be calculated on the basis of one
21 signature per occupied lot. The meeting must be held at a time and
22 place which is convenient to the landlord ***or person designated***
23 ***pursuant to subsection 3*** and ***to*** the tenants. The representative
24 group of tenants must consist of no more than five persons.

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

28 3. ~~[(a)]~~ ***Except as otherwise provided in subsection 4, if*** the
29 landlord is ~~[(a)]~~:

30 ~~—(a) Sole proprietorship, the owner or an authorized agent or~~
31 ~~representative designated by the owner who has working knowledge~~
32 ~~of the operations of the park and authority to make decisions shall~~
33 ~~meet with the tenants.~~

34 ~~—(b) Partnership, a partner who has working knowledge of the~~
35 ~~operations of the park and authority to make decisions shall meet~~
36 ~~with the tenants.~~

37 ~~—(c) Corporation, an officer designated by the corporation]~~ ***not a***
38 ***natural person, the owner may designate an authorized agent or***
39 ***representative*** who has working knowledge of the operations of the
40 park and ***who has*** authority to make decisions ~~[(shall meet with the~~
41 ~~tenants.)]~~ ***concerning matters relevant to the park to meet with the***
42 ***tenants pursuant to this subsection.***

43 4. ***A manager may not meet with the tenants pursuant to this***
44 ***section unless the manager, the landlord and the owner are all the***
45 ***same natural person.***



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

4 ~~[5-]~~ 6. If the landlord of a manufactured home park is a
5 cooperative association or a corporation for public benefit, the
6 landlord shall provide a notice of the meeting to the Administrator
7 and the Administrator or his representative shall attend the meeting.

8 ~~[6-]~~ 7. As used in this section:

9 (a) "Cooperative association" means an association formed
10 pursuant to the provisions of NRS 81.170 to 81.270, inclusive.

11 (b) "Corporation for public benefit" has the meaning ascribed to
12 it in NRS 82.021.

13 **Sec. 10.** NRS 118B.130 is hereby amended to read as follows:

14 118B.130 1. A landlord may not change:

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

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

22 2. A tenant who elects to move pursuant to a provision of
23 subsection 1 ~~[must]~~ *shall* give the landlord notice in writing of his
24 election to move within 75 days after receiving notice of the change
25 in restrictions in the park.

26 3. *At the time of providing notice of the change in restrictions*
27 *in the park, the landlord shall provide to each tenant:*

28 (a) *The address and telephone number of the Division;*

29 (b) *Any list published by the Division setting forth the names*
30 *of licensed transporters of manufactured homes approved by the*
31 *Division; and*

32 (c) *Any list published by the Division setting forth the names*
33 *of mobile home parks within 100 miles that have reported having*
34 *vacant spaces.*

35 4. If a landlord is required to move a tenant to another park
36 pursuant to subsection 1, he shall pay:

37 (a) The cost of moving the tenant's manufactured home and its
38 appurtenances to a new location *in this State or another state*
39 within ~~[50]~~ *100* miles from the manufactured home park; or

40 (b) If the new location is more than ~~[50]~~ *100* miles from the
41 manufactured home park, the cost of moving the manufactured
42 home for the first ~~[50]~~ *100* miles,

43 ➤ including fees for inspection, any deposits for connecting utilities
44 and the cost of taking down, moving, setting up and leveling his
45 manufactured home and its appurtenances in the new lot or park.



~~13-1~~ 5. *If the landlord is unable to move a shed, due to its physical condition, that belongs to a tenant who has elected to have the landlord move his manufactured home, the landlord shall pay the tenant \$250 as reimbursement for the shed. Each tenant may receive only one payment of \$250 even if more than one shed is owned by the tenant.*

6. *If the tenant chooses not to move the manufactured home, the manufactured home cannot be moved without being structurally damaged or there is no manufactured home park within 100 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.*

7. *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 ~~1-1~~ ; and*

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

8. *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.*

9. *The landlord shall pay the costs associated with determining the fair market value of a manufactured home and the reasonable cost of removing and disposing of a manufactured home pursuant to subsection 6.*

Sec. 11. *NRS 118B.177 is hereby amended to read as follows:*

118B.177 1. *If a landlord closes a manufactured home park, or if a landlord is forced to close a 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 permanently for health or safety reasons, the landlord shall pay the ~~1~~ amount described in subsection 2 or 3, in accordance with the choice of the tenant. amounts required by subsections 3, 4 and 5.*

2. *At the time of providing notice of the closure of the park, a landlord shall provide to each tenant:*

(a) *The address and telephone number of the Division;*

(b) *Any list published by the Division setting forth the names of licensed transporters of manufactured homes approved by the Division; and*



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(c) *Any list published by the Division setting forth the names of mobile home parks within 100 miles that have reported having vacant spaces.*

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

(a) The cost of moving each tenant's manufactured home and its appurtenances to a new location *in this State or another state* within ~~{50}~~ 100 miles from the manufactured home park; or

(b) If the new location is more than ~~{50}~~ 100 miles from the manufactured home park, the cost of moving the manufactured home for the first ~~{50}~~ 100 miles,

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

~~{3-}~~ 4. If the *landlord is unable to move a shed, due to its physical condition, that belongs to a tenant who has elected to have the landlord move his manufactured home, the landlord shall pay the tenant \$250 as reimbursement for the shed. Each tenant may receive only one payment of \$250 even if more than one shed is owned by the tenant.*

5. *If the* tenant chooses not to move the manufactured home, the manufactured home cannot be moved without being structurally damaged, or there is no manufactured home park within ~~{50}~~ 100 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-}~~ 6. 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-}~~ 7. 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.]~~ 8. *The landlord shall pay the costs associated with determining the fair market value of a manufactured home and the reasonable cost of removing and disposing of a manufactured home pursuant to subsection 5.*

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

~~7.]~~ 6.

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

Sec. 12. 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.

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

(a) The landlord gives notice in writing to *the Division and* 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 *in this State or another state* within ~~[50]~~ 100 miles from the manufactured home park; or

(2) If the new location is more than ~~[50]~~ 100 miles from the manufactured home park, the cost of moving the manufactured home for the first ~~[50]~~ 100 miles,



1 ↳ including fees for inspection, any deposits for connecting utilities
2 and the cost of taking down, moving, setting up and leveling his
3 manufactured home and its appurtenances in the new lot or park;
4 and

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

11 3. *At the time of providing notice of the conversion of the*
12 *park pursuant to this section, a landlord shall provide to each*
13 *tenant:*

14 (a) *The address and telephone number of the Division;*

15 (b) *Any list published by the Division setting forth the names*
16 *of licensed transporters of manufactured homes approved by the*
17 *Division; and*

18 (c) *Any list published by the Division setting forth the names*
19 *of mobile home parks within 100 miles that have reported having*
20 *vacant spaces.*

21 4. *If the landlord is unable to move a shed, due to its physical*
22 *condition, that belongs to a tenant who has elected to have the*
23 *landlord move his manufactured home, the landlord shall pay the*
24 *tenant \$250 as reimbursement for the shed. Each tenant may*
25 *receive only one payment of \$250 even if more than one shed is*
26 *owned by the tenant.*

27 5. *If a tenant chooses not to move the manufactured home,*
28 *the manufactured home cannot be moved without being*
29 *structurally damaged or there is no manufactured home park*
30 *within 100 miles that is willing to accept the manufactured home,*
31 *the landlord:*

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

33 (b) *Shall pay to the tenant the fair market value of the*
34 *manufactured home.*

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

39 ~~[4.]~~ 7. Upon the sale of a manufactured home lot and a
40 manufactured home which is situated on that lot, the landlord shall
41 indicate what portion of the purchase price is for the manufactured
42 home lot and what portion is for the manufactured home.

43 ~~[5.]~~ 8. *For the purposes of this section, the fair market value*
44 *of a manufactured home and the reasonable cost of removing and*
45 *disposing of a manufactured home must be determined by:*



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

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

6 9. *The landlord shall pay the costs associated with*
7 *determining the fair market value of a manufactured home and*
8 *the reasonable cost of removing and disposing of a manufactured*
9 *home pursuant to subsection 5.*

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

12 **Sec. 13.** NRS 118B.183 is hereby amended to read as follows:

13 118B.183 1. A landlord may convert an existing
14 manufactured home park to any other use of the land if the change is
15 approved by the appropriate local zoning board, planning
16 commission or governing body. In addition to any other reasons, a
17 landlord may apply for such approval if the landlord is forced to
18 close the manufactured home park because of a valid order of a state
19 or local governmental agency or court requiring the closure of the
20 manufactured home park for health or safety reasons.

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

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

27 (b) The landlord pays the ~~amount described in subsection 3 or~~
28 ~~4, in accordance with the choice of the tenant;~~ *amounts required by*
29 *subsections 4, 5 and 6; and*

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

36 3. *At the time of providing notice of the conversion of the*
37 *park pursuant to this section, a landlord shall provide to each*
38 *tenant:*

39 (a) *The address and telephone number of the Division;*

40 (b) *Any list published by the Division setting forth the names*
41 *of licensed transporters of manufactured homes approved by the*
42 *Division; and*

43 (c) *Any list published by the Division setting forth the names*
44 *of mobile home parks within 100 miles that have reported having*
45 *vacant spaces.*



* A B 3 0 4 R 3 *

1 **4.** If the tenant chooses to move the manufactured home, the
2 landlord shall pay to the tenant:

3 (a) The cost of moving the tenant's manufactured home and its
4 appurtenances to a new location *in this State or another state*
5 within ~~50~~ 100 miles from the manufactured home park; or

6 (b) If the new location is more than ~~50~~ 100 miles from the
7 manufactured home park, the cost of moving the manufactured
8 home for the first ~~50~~ 100 miles,

9 ➔ including fees for inspection, any deposits for connecting utilities
10 and the cost of taking down, moving, setting up and leveling his
11 manufactured home and its appurtenances in the new lot or park.

12 ~~4-] 5.~~ If the *landlord is unable to move a shed, due to its*
13 *physical condition, that belongs to a tenant who has elected to*
14 *have the landlord move his manufactured home, the landlord shall*
15 *pay the tenant \$250 as reimbursement for the shed. Each tenant*
16 *may receive only one payment of \$250 even if more than one shed*
17 *is owned by the tenant.*

18 **6.** If the tenant chooses not to move the manufactured home,
19 the manufactured home cannot be moved without being structurally
20 damaged, or there is no manufactured home park within ~~50~~ 100
21 miles that is willing to accept the manufactured home, the landlord:

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

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

26 ~~5-] 7.~~ A landlord shall not increase the rent of any tenant:

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

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

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

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

37 ~~6-] 8.~~ For the purposes of this section, the fair market value of
38 a manufactured home and the reasonable cost of removing and
39 disposing of a manufactured home must be determined by:

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

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



~~[7.]~~ 9. *The landlord shall pay the costs associated with determining the fair market value of a manufactured home and the reasonable cost of removing and disposing of a manufactured home pursuant to subsection 6.*

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

Sec. 14. (Deleted by amendment.)

Sec. 15. NRS 108.290 is hereby amended to read as follows:

108.290 1. If property that is the subject of a lien which is acquired as provided in NRS 108.270 to 108.360, inclusive, is the subject of a secured transaction in accordance with the laws of this State, the lien:

(a) In the case of a lien acquired pursuant to NRS 108.315, is a first lien.

(b) In the case of a lien on a motor vehicle for charges for towing, storing and any related administrative fees:

(1) For the first 30 days of the lien:

(I) If the amount of the lien does not exceed \$1,000, is a first lien.

(II) If the amount of the lien exceeds \$1,000, is a second lien.

(2) After the first 30 days of the lien:

(I) If the amount of the lien does not exceed \$2,500, is a first lien.

(II) If the amount of the lien exceeds \$2,500, is a second lien.

(c) In all other cases, if the amount of the lien:

(1) Does not exceed \$1,000, is a first lien.

(2) Exceeds \$1,000, is a second lien.

2. The lien of a landlord may not exceed ~~[\$2,000]~~ **\$2,500** or the total amount due and unpaid for rentals and utilities, whichever is ~~[the lesser.]~~ **less.**

Sec. 16. NRS 278.0209 is hereby amended to read as follows:

278.0209 1. In any ordinance relating to the zoning of land adopted or amended by a governing body, the definition of "single-family residence" must include factory-built housing that has been built in compliance with the standards for single-family residential dwellings of the Uniform Building Code most recently adopted by the International Conference of Building Officials.

2. An ordinance of the governing body may require factory-built housing to comply with standards for safety which exceed the standards prescribed in subsection 1 if a single-family residential dwelling on the same lot is also required to comply with those standards.



3. The governing body shall adopt the same standards for development for the factory-built housing and the lot on which it is placed as those to which a conventional single-family residential dwelling on the same lot would be subject, including, but not limited to:

- (a) Requirements for the setback of buildings.
- (b) Side and rear-yard requirements.
- (c) Standards for enclosures, access and the parking of vehicles.
- (d) Aesthetic requirements.
- (e) Requirements for minimum square footage.
- (f) Requirements for design, style and structure.

4. The governing body may prohibit the installation of factory-built housing in a specified area if:

(a) More than ~~5~~ 6 years have elapsed between the date of manufacture of factory-built housing and the date of the application for the issuance of a permit to install factory-built housing in the affected area; or

(b) The area contains a building, structure or other object having a special character or special historical interest or value.

5. As used in this section, "factory-built housing" has the meaning ascribed to it in NRS 461.080.

6. The provisions of this section do not abrogate a recorded restrictive covenant.

Sec. 17. NRS 278.02095 is hereby amended to read as follows:

278.02095 1. Except as otherwise provided in this section, in an ordinance relating to the zoning of land adopted or amended by a governing body, the definition of "single-family residence" must include a manufactured home.

2. Notwithstanding the provisions of subsection 1, a governing body shall adopt standards for the placement of a manufactured home that will not be affixed to a lot within a mobile home park which require that:

(a) The manufactured home:

- (1) Be permanently affixed to a residential lot;
- (2) Be manufactured within the ~~5~~ 6 years immediately preceding the date on which it is affixed to the residential lot;
- (3) Have exterior siding and roofing which is similar in color, material and appearance to the exterior siding and roofing primarily used on other single-family residential dwellings in the immediate vicinity of the manufactured home, as established by the governing body;
- (4) Consist of more than one section; and
- (5) Consist of at least 1,200 square feet of living area unless the governing body, by administrative variance or other expedited



1 procedure established by the governing body, approves a lesser
2 amount of square footage based on the size or configuration of the
3 lot or the square footage of single-family residential dwellings in the
4 immediate vicinity of the manufactured home; and

5 (b) If the manufactured home has an elevated foundation, the
6 foundation is masked architecturally in a manner determined by the
7 governing body.

8 ➔ The governing body of a local government in a county whose
9 population is less than 40,000 may adopt standards that are less
10 restrictive than the standards set forth in this subsection.

11 3. Standards adopted by a governing body pursuant to
12 subsection 2 must be objective and documented clearly and must not
13 be adopted to discourage or impede the construction or provision of
14 affordable housing, including, without limitation, the use of
15 manufactured homes for affordable housing.

16 4. Before a building department issues a permit to place a
17 manufactured home on a lot pursuant to this section, other than a
18 new manufactured home, the owner must surrender the certificate of
19 ownership to the Manufactured Housing Division of the Department
20 of Business and Industry. The Division shall provide proof of such a
21 surrender to the owner who must submit that proof to the building
22 department.

23 5. The provisions of this section do not abrogate a recorded
24 restrictive covenant prohibiting manufactured homes nor do the
25 provisions apply within the boundaries of a historic district
26 established pursuant to NRS 384.005 or 384.100. An application to
27 place a manufactured home on a residential lot pursuant to this
28 section constitutes an attestation by the owner of the lot that the
29 placement complies with all covenants, conditions and restrictions
30 placed on the lot and that the lot is not located within a historic
31 district.

32 6. As used in this section:

33 (a) "Manufactured home" has the meaning ascribed to it in
34 NRS 489.113.

35 (b) "New manufactured home" has the meaning ascribed to it in
36 NRS 489.125.

37 **Sec. 18.** (Deleted by amendment.)

38 **Sec. 19.** (Deleted by amendment.)

39 **Sec. 20.** (Deleted by amendment.)

40 **Sec. 21.** (Deleted by amendment.)

41 **Sec. 22.** The amendatory provisions of section 15 of this act
42 do not apply to a lien that attaches before October 1, 2007.

