

ASSEMBLY BILL NO. 477—ASSEMBLYMEN MANENDO,  
OHRENSCHALL, BUCKLEY, PARKS, ANDERSON, ARBERRY,  
BOBZIEN, CLABORN, CONKLIN, DENIS, GERHARDT, HOGAN,  
KIHUEN, KIRKPATRICK, KOIVISTO, LESLIE, MCCLAIN,  
MORTENSON, MUNFORD, OCEGUERA, PARNELL, PIERCE,  
SEGERBLOM, SMITH AND WOMACK

MARCH 19, 2007

JOINT SPONSORS: SENATORS TITUS, CARE, CARLTON, COFFIN,  
HORSFORD, WIENER AND WOODHOUSE

Referred to Committee on Commerce and Labor

SUMMARY—Revises certain provisions governing manufactured  
home parks. (BDR 10-428)

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; revising provisions  
governing the obligations of a landlord of a manufactured  
home park to tenants and renters when the park is  
converting to another type of park or closing; and  
providing other matters properly relating thereto.

**Legislative Counsel's Digest:**

**Section 3** of this bill provides that a person who makes a payment toward the  
purchase of a manufactured home in reliance upon any material written statement  
that proves to be false or misleading may bring an action to rescind the contract and  
recover damages.

**Section 5** of this bill expands the list of documents that an approved applicant  
for residency in a manufactured home park may request 72 hours to review before  
committing to live in the manufactured home park. (NRS 118B.040)

**Section 6** of this bill requires an escrow agent, upon close of escrow, to notify,  
in writing, the Manufactured Housing Division of the Department of Business and  
Industry of the sale of a manufactured home park and provide the Division with the  
name, address and telephone number of the new owner of the park.

**Sections 7 and 10-12** of this bill require a landlord to move a tenant, within  
100 miles instead of 50 miles, to another manufactured home park when an existing



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14 park is converting to another type of park or is closing. (NRS 118B.130, 118B.177,  
15 118B.180, 118B.183) **Sections 7 and 10-12** also require the landlord to arrange for  
16 the tenant's move, unless informed by the tenant in writing that he will move  
17 himself. Further, the landlord must reimburse the tenant, upon request, for certain  
18 costs associated with the tenant's move, the total of which must not exceed \$1,500.  
19 If a shed owned by a tenant cannot be moved due to its physical condition, the  
20 landlord is required to pay the tenant \$250 for the shed. Each tenant may receive  
21 only one payment of \$250 regardless of how many sheds are owned by a tenant. If  
22 the tenant chooses not to move, the landlord may dispose of the manufactured  
23 home and pay the tenant the fair market value of the manufactured home less the  
24 cost of removing or disposing of the manufactured home, or \$5,000, whichever is  
25 greater.

26 **Sections 10-13** of this bill require a landlord who is converting or closing an  
27 existing manufactured home park to allow a tenant 270, instead of 180, days after  
28 the date of notice to move. (NRS 118B.177, 118B.180, 118B.183, 118B.190)

29 **Sections 10-12** of this bill also require a landlord to give a renter of a  
30 manufactured home located within a manufactured home park that will be  
31 converted or closed at least 90 days after the date of notice before the renter must  
32 vacate the manufactured home.

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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 the provisions set forth as sections 2 and 3 of this act.

3 **Sec. 2.** *"Appurtenance" means a structure, installation,*  
4 *facility, amenity or other improvement that is appurtenant to or*  
5 *benefits one or more manufactured homes, but is not a part of the*  
6 *manufactured home. The term includes, without limitation,*  
7 *skirting, ramps, cabanas, carports, porches, awnings, sheds and*  
8 *other structures, installations, facilities and amenities associated*  
9 *with or benefiting one or more manufactured homes.*

10 **Sec. 3.** *A person who makes a payment toward the purchase*  
11 *of a manufactured home or the placement of a manufactured*  
12 *home on a manufactured home lot in a park in reasonable*  
13 *reliance upon any material written statement contained in*  
14 *promotional materials related to the manufactured home or*  
15 *manufactured home park, including, without limitation:*

- 16 1. *A prospectus;*  
17 2. *Exhibits produced in support of a prospectus;*  
18 3. *A brochure; or*  
19 4. *A newspaper advertisement,*  
20 *↪ that proves to be false or misleading may bring an action in a*  
21 *court of competent jurisdiction to rescind any contract or*  
22 *agreement and may recover damages and reasonable attorney's*  
23 *fees as provided for in NRS 18.110 from the landlord or a*  
24 *manufactured home dealer.*



1     **Sec. 4.** NRS 118B.010 is hereby amended to read as follows:  
2     118B.010 As used in this chapter, unless the context otherwise  
3 requires, the words and terms defined in NRS 118B.011 to  
4 118B.0195, inclusive, *and section 2 of this act* have the meanings  
5 ascribed to them in those sections.

6     **Sec. 5.** NRS 118B.040 is hereby amended to read as follows:  
7     118B.040 1. An approved applicant for residency may  
8 request 72 hours to review ~~[the]~~ *and the manufactured home park*  
9 *shall provide:*

- 10     (a) *The* proposed rental agreement or lease ~~[, the]~~ ;  
11     (b) *The* rules and regulations of the manufactured home park ;  
12     (c) *The criteria used by the manufactured home park in*  
13 *deciding whether to accept an applicant;*  
14     (d) *A list of every increase in rent during the past 5 years for*  
15 *the space or residency offered to the applicant;*  
16     (e) *The maintenance responsibilities of the landlord for the*  
17 *space or residency offered to the applicant pursuant to NRS*  
18 *118B.090;* and  
19     (f) *Any* other residency documents ~~[,]~~ *, as applicable.*

20     2. Upon receiving such a request, the landlord shall allow the  
21 approved applicant to review the documents for 72 hours. This  
22 review period does not, however, prevent the landlord from  
23 accepting another tenant for the space or residency while the 72  
24 hours is pending.

25     ~~[2-]~~ 3. A rental agreement or lease between a landlord and  
26 tenant to rent or lease any manufactured home lot must be in  
27 writing. The landlord shall give the tenant a copy of the agreement  
28 or lease at the time the tenant signs it.

29     ~~[3-]~~ 4. A rental agreement or lease must contain, but is not  
30 limited to, provisions relating to:

- 31     (a) The duration of the agreement.  
32     (b) The amount of rent, the manner and time of its payment and  
33 the amount of any charges for late payment and dishonored checks.  
34     (c) Restrictions on occupancy by children or pets.  
35     (d) Services and utilities included with the rental of a lot and the  
36 responsibility of maintaining or paying for them, including the  
37 charge, if any, for cleaning the lots.  
38     (e) Deposits which may be required and the conditions for their  
39 refund.  
40     (f) Maintenance which the tenant is required to perform and any  
41 appurtenances he is required to provide.  
42     (g) The name and address of the owner of the manufactured  
43 home park and his authorized agent.  
44     (h) Any restrictions on subletting.



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

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

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

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

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

(1) A nuisance.

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

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

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

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

**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 ; ~~H~~

(b) Opening the park for occupancy ; ~~H~~

(c) Changing managers or assistant managers ~~H~~ ; *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.

*3. When a manufactured home park is sold, the escrow agent shall, upon close of escrow:*



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- 1 (a) *Notify the Division, in writing, of the sale; and*
- 2 (b) *Provide the Division with the name, address and telephone*
- 3 *number of the new owner.*

4 **Sec. 7.** NRS 118B.130 is hereby amended to read as follows:

5 118B.130 1. A landlord may not change:

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

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

13 2. A tenant who elects to move pursuant to a provision of  
14 subsection 1 ~~must~~ *shall* give the landlord notice in writing of his  
15 election to move within 75 days after receiving notice of the change  
16 in restrictions in the park.

17 3. *A landlord shall arrange to move to other parks all*  
18 *manufactured homes whose tenants have given the landlord notice*  
19 *of their election to move pursuant to subsection 2, unless a tenant*  
20 *notifies the landlord in writing of his intention to arrange his own*  
21 *move to another park.*

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

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

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

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

33 ~~3-1~~ 5. *If the landlord is unable to move a shed due to its*  
34 *physical condition, the landlord shall pay the tenant \$250 as*  
35 *reimbursement for the shed. Each tenant may receive only one*  
36 *payment of \$250 even if more than one shed is owned by the*  
37 *tenant.*

38 6. *Upon the request of a tenant, the landlord shall reimburse*  
39 *the tenant for the cost of temporary housing, storage, moving, pet*  
40 *care, and replacement of any appurtenance, if the cost is incurred*  
41 *due to the relocation of the tenant as a result of the conversion of*  
42 *a manufactured home park pursuant to subsection 1 and the total*  
43 *costs for reimbursement do not exceed \$1,500.*

44 7. *If the tenant chooses not to move the manufactured home,*  
45 *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 less the reasonable cost of removing and disposing of the manufactured home or \$5,000, whichever is greater.*

8. 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 ✘ ; and

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

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

118B.140 1. Except as otherwise provided in subsection 2, the landlord or his agent or employee shall not:

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

- (b) Charge or receive:

- (1) Any entrance or exit fee for assuming or leaving occupancy of a manufactured home lot.

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

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

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

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



(6) Any fee for a late monthly rental payment within 4 days after the date the rental payment is due or which exceeds \$5 for each day, excluding Saturdays, Sundays and legal holidays, which the payment is overdue, beginning on the day after the payment was due. Any fee for late payment of charges for utilities must be in accordance with the requirements prescribed by the Public Utilities Commission of Nevada. *For a payment sent by first class mail, a postmark on or before the due date is proof of a timely payment.*

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

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

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

**Sec. 9.** NRS 118B.173 is hereby amended to read as follows:

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

2. To receive the notice required by subsection 1, an association of tenants of a manufactured home park shall:

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

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

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

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

**Sec. 10.** 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 amount





described in ~~subsection 2 or~~ subsections 3 ~~4~~ to 6, inclusive, in accordance with the choice of the tenant.

2. *A landlord shall arrange to move all manufactured homes within the manufactured home park that is closing pursuant to subsection 1, unless a tenant notifies the landlord in writing of his intention to arrange his own move.*

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 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. *Upon the request of a tenant, the landlord shall reimburse the tenant for the cost of temporary housing, storage, moving, pet care and replacement of any appurtenance if the cost is incurred due to the relocation of the tenant as a result of the closure of a manufactured home park pursuant to subsection 1 and the total costs for reimbursement do not exceed \$1,500.*

5. *If the landlord is unable to move, pursuant to subsection 2, a shed, due to its physical condition, that belongs to a tenant who has elected to have the landlord arrange for his move, 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 ~~4~~ 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~~

~~4~~ or \$5,000, whichever is greater.

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

(a) ~~Tenant~~ Each tenant in the manner provided in NRS 40.280, giving the tenant at least ~~180~~ 270 days after the date of the notice before he is required to move his manufactured home from the lot ; ~~4~~





(b) ~~[Prospective]~~ *Each 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.]~~ ;

(c) *Each renter of a manufactured home located within the manufactured home park, giving the renter at least 90 days after the date of notice before he is required to vacate a manufactured home located within the manufactured home park; and*

(d) *The Division.*

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.

~~[6.]~~ 9. A landlord shall not increase the rent of a tenant after notice is served on the tenant as required by subsection ~~[4.]~~ 7.

~~[7.]~~ 10. As used in this section, "timely" means not later than 3 days after the landlord learns of a closure.

**Sec. 11.** 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 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,

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~~:

(1) *Tenant* in the manner provided in NRS 40.280, giving the tenant at least ~~180~~ 270 days after the date of the notice before he is required to move his manufactured home from the lot ~~F~~; and

(2) *Renter of a manufactured home located within the manufactured home park, giving the renter at least 90 days after the date of notice before he is required to vacate a manufactured home located within the manufactured home park.*

3. *A landlord shall arrange to move all manufactured homes within the manufactured home park that is converting into individual manufactured home lots for sale to manufactured home owners or closing pursuant to subsection 1, unless a tenant notifies the landlord in writing of his intention to arrange his own move.*

4. *Upon the request of a tenant, the landlord shall reimburse the tenant for the cost of temporary housing, storage, moving, pet care and replacement of any appurtenance, if the cost is incurred due to the relocation of the tenant as a result of the closure or conversion of a manufactured home park pursuant to subsection 1 and the total costs for reimbursement do not exceed \$1,500.*

5. *If the landlord is unable to move, pursuant to paragraph (d) of subsection 2, 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 a tenant chooses not to move the manufactured home, the manufactured home cannot be moved without being*



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1 *structurally damaged or there is no manufactured home park*  
2 *within 100 miles that is willing to accept the manufactured home,*  
3 *the landlord:*

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

5 (b) *Shall pay to the tenant the fair market value of the*  
6 *manufactured home less the reasonable cost of removing and*  
7 *disposing of the manufactured home or \$5,000, whichever is*  
8 *greater.*

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

13 ~~[4.]~~ 8. Upon the sale of a manufactured home lot and a  
14 manufactured home which is situated on that lot, the landlord shall  
15 indicate what portion of the purchase price is for the manufactured  
16 home lot and what portion is for the manufactured home.

17 ~~[5.]~~ 9. The provisions of this section do not apply to a  
18 corporate cooperative park.

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

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

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

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

34 (b) The landlord pays the amount described in ~~[subsection 3 or~~  
35 ~~4.]~~ *subsections 4 to 7, inclusive,* in accordance with the choice of  
36 the tenant; and

37 (c) After the landlord is granted final approval of the change by  
38 the appropriate local zoning board, planning commission or  
39 governing body, written notice is served *to the Division and* on each  
40 ~~[tenant]~~ .

41 (1) *Tenant* in the manner provided in NRS 40.280, giving  
42 the tenant at least ~~[180]~~ 270 days after the date of the notice before  
43 he is required to move his manufactured home from the lot ~~[.]~~ ; and

44 (2) *Renter of a manufactured home located within the*  
45 *manufactured home park, giving the renter at least 90 days after*



1 *the date of notice before he is required to vacate a manufactured*  
2 *home located within the manufactured home park.*

3 3. *A landlord shall arrange to move all manufactured homes*  
4 *within the manufactured home park that is converting to any other*  
5 *use of the land or closing pursuant to subsection 1, unless a tenant*  
6 *notifies the landlord in writing of his intention to arrange his own*  
7 *move.*

8 4. If the tenant chooses to move the manufactured home, the  
9 landlord shall pay to the tenant:

10 (a) The cost of moving the tenant's manufactured home and its  
11 appurtenances to a new location within ~~50~~ 100 miles from the  
12 manufactured home park; or

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

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

19 ~~4~~ 5. *Upon the request of the tenant, the landlord shall*  
20 *reimburse the tenant for the cost of temporary housing, storage,*  
21 *moving, pet care and replacement of any appurtenance if the cost*  
22 *is incurred due to the relocation of the tenant as a result of the*  
23 *closure or conversion of a manufactured home park pursuant to*  
24 *subsection 1 and the total costs for reimbursement do not exceed*  
25 *\$1,500.*

26 6. *If the landlord is unable to move, pursuant to subsection 3,*  
27 *a shed, due to its physical condition, that belongs to a tenant who*  
28 *has elected to have the landlord move his manufactured home, the*  
29 *landlord shall pay the tenant \$250 as reimbursement for the shed.*  
30 *Each tenant may receive only one payment of \$250 even if more*  
31 *than one shed is owned by the tenant.*

32 7. If the tenant chooses not to move the manufactured home,  
33 the manufactured home cannot be moved without being structurally  
34 damaged, or there is no manufactured home park within ~~50~~ 100  
35 miles that is willing to accept the manufactured home, the landlord:

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

37 (b) Shall pay to the tenant the fair market value of the  
38 manufactured home less the reasonable cost of removing and  
39 disposing of the manufactured home ~~f~~

40 ~~5.1~~ *or \$5,000, whichever is greater.*

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

42 (a) For 180 days before filing an application for a change in land  
43 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.

~~§ 9.~~ **9.** 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.

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

**Sec. 13.** NRS 118B.190 is hereby amended to read as follows:

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

(a) Except as otherwise provided in paragraph (b), 5 days in advance if the termination is because the conduct of the tenant constitutes a nuisance as defined in NRS 40.140 or violates a state law or local ordinance.

(b) Three days in advance upon the issuance of temporary writ of restitution pursuant to NRS 40.300 on the grounds that a nuisance as defined in NRS 40.140 has occurred in the park by the act of a tenant or any guest, visitor or other member of a tenant's household consisting of any of the following specific activities:

(1) Discharge of a weapon.

(2) Prostitution.

(3) Illegal drug manufacture or use.

(4) Child molestation or abuse.

(5) Property damage as a result of vandalism.

(6) Operating a vehicle while under the influence of alcohol or any other controlled substance.

(7) Elder molestation or abuse.



(c) Except as otherwise provided in subsection 6, 10 days in advance if the termination is because of failure of the tenant to pay rent, utility charges or reasonable service fees.

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

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

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

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

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

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

6. Notwithstanding any provision of NRS 40.215 to 40.425, inclusive, if a tenant who is not a natural person has received three notices for nonpayment of rent in accordance with subsection 1, the landlord is not required to give the tenant a further 10-day notice in advance of termination if the termination is because of failure to pay rent, utility charges or reasonable service fees.

