

ASSEMBLY BILL NO. 429—ASSEMBLYMEN OHRENSCHALL,
ANDERSON, FRIERSON, CARRILLO, HOGAN; AIZLEY,
BENITEZ-THOMPSON, BROOKS, BUSTAMANTE ADAMS,
CARLTON, DALY, DONDERO LOOP, MUNFORD, NEAL,
PIERCE AND SEGERBLOM

MARCH 21, 2011

JOINT SPONSORS: SENATORS MANENDO, KIHUEN; AND PARKS

Referred to Committee on Commerce and Labor

SUMMARY—Revises provisions governing manufactured home
parks. (BDR 10-565)

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 housing; requiring a landlord of a
manufactured home park to pay certain costs associated
with moving a tenant's manufactured home under certain
circumstances; and providing other matters properly
relating thereto.

Legislative Counsel's Digest:

Existing law requires a landlord of a manufactured home park to pay certain costs associated with moving a tenant's manufactured home if the landlord closes or converts the park. (NRS 118B.130, 118B.177, 118B.180, 118B.183) **Section 1** of this bill similarly requires a landlord of a manufactured home park to pay certain costs associated with moving a tenant's manufactured home if the tenant elects to move after a landlord raises cumulatively the rent on a manufactured home lot by 40 percent or more within 5 consecutive years. **Section 1** also: (1) requires a tenant to provide written notice of his or her intention to move; and (2) gives the landlord the opportunity to reduce the rent before the landlord is required to pay such costs.

Existing law also authorizes a landlord to remove and dispose of a manufactured home and requires the landlord to pay to the tenant the fair market value of the manufactured home if the tenant chooses not to move the manufactured home under certain circumstances. (NRS 118B.130, 118B.177, 118B.180, 118B.183) **Sections 1-5** of this bill require a landlord, under those circumstances, to pay to the tenant the fair market value of the manufactured home minus the reasonable cost of removing and disposing of the manufactured home or \$5,000,



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17 whichever is greater. **Sections 1-5** also require a landlord to pay costs associated
18 with moving a tenant's manufactured home to a new location in this State or
19 another state that is within 150 miles from the manufactured home park.

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. *Notwithstanding any provision in an agreement described*
4 *in NRS 118B.190, if a landlord increases cumulatively the rent for*
5 *a manufactured home lot in a manufactured home park in this*
6 *State by 40 percent or more during any 5 consecutive years, a*
7 *tenant may, except as otherwise provided in subsection 5,*
8 *terminate the agreement and elect to have the landlord pay to the*
9 *tenant any amounts required to be paid pursuant to subsections 2*
10 *and 3.*

11 2. *If the tenant elects to terminate the agreement and move*
12 *the manufactured home, the landlord shall pay:*

13 (a) *The cost of moving the tenant's manufactured home and*
14 *its appurtenances to a new location in this State or another state*
15 *within 150 miles from the manufactured home park; or*

16 (b) *If the new location is more than 150 miles from the*
17 *manufactured home park, the cost of moving the manufactured*
18 *home and its appurtenances for the first 150 miles,*

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

23 3. *If the landlord is unable to move a shed, because of its*
24 *physical condition, that belongs to a tenant who has elected to*
25 *terminate an agreement pursuant to subsection 1 and move his or*
26 *her manufactured home, the landlord shall pay the tenant \$250 as*
27 *reimbursement for the shed. Each tenant may receive only one*
28 *payment of \$250, even if more than one shed is owned by the*
29 *tenant.*

30 4. *If the tenant chooses not to move the manufactured home,*
31 *the manufactured home cannot be moved without being*
32 *structurally damaged or there is no manufactured home park*
33 *within 150 miles that is willing to accept the manufactured home,*
34 *the landlord:*

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

36 (b) *Shall pay to the tenant the fair market value of the*
37 *manufactured home less the reasonable cost of removing and*



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1 *disposing of the manufactured home or \$5,000, whichever is*
2 *greater.*

3 *5. Before terminating an agreement pursuant to subsection 1,*
4 *a tenant shall, within 75 days after receiving notice of an increase*
5 *in rent for a manufactured home lot which increases cumulatively*
6 *the rent by 40 percent or more within 5 consecutive years, notify*
7 *the landlord in writing of the tenant's election to terminate the*
8 *agreement and move the manufactured home. If the landlord*
9 *reduces the rent for a manufactured home lot to an amount lower*
10 *than the cumulative total of 40 percent, within 14 days after*
11 *receipt of the tenant's notice of election to terminate the*
12 *agreement and move the manufactured home, the tenant may not*
13 *proceed under this section.*

14 **Sec. 2.** NRS 118B.130 is hereby amended to read as follows:

15 118B.130 1. A landlord may not change:

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

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

23 2. A tenant who elects to move pursuant to a provision of
24 subsection 1 shall give the landlord notice in writing of the tenant's
25 election to move within 75 days after receiving notice of the change
26 in restrictions in the park.

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

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

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

33 (c) Any list published by the Division setting forth the names of
34 mobile home parks within ~~100~~ 150 miles that have reported having
35 vacant spaces.

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

38 (a) The cost of moving the tenant's manufactured home and its
39 appurtenances to a new location in this State or another state within
40 ~~100~~ 150 miles from the manufactured home park; or

41 (b) If the new location is more than ~~100~~ 150 miles from the
42 manufactured home park, the cost of moving the manufactured
43 home for the first ~~100~~ 150 miles,



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

4 5. If the landlord is unable to move a shed, due to its physical
5 condition, that belongs to a tenant who has elected to have the
6 landlord move his or her manufactured home, the landlord shall pay
7 the tenant \$250 as reimbursement for the shed. Each tenant may
8 receive only one payment of \$250 even if more than one shed is
9 owned by the tenant.

10 6. If the tenant chooses not to move the manufactured home,
11 the manufactured home cannot be moved without being structurally
12 damaged or there is no manufactured home park within ~~100~~ 150
13 miles that is willing to accept the manufactured home, the landlord:

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

15 (b) Shall pay to the tenant the fair market value of the
16 manufactured home ~~150~~ *less the reasonable cost of removing and*
17 *disposing of the manufactured home or \$5,000, whichever is*
18 *greater.*

19 7. A landlord of a park in which restrictions have been or are
20 being changed shall give written notice of the change to each:

21 (a) Tenant of the park who does not meet the new restrictions;
22 and

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

24 8. For the purposes of this section, the fair market value of a
25 manufactured home must be determined as follows:

26 (a) A dealer licensed pursuant to chapter 489 of NRS who is a
27 certified appraiser and who is selected jointly by the landlord or his
28 or her agent and the tenant shall make the determination.

29 (b) If there are insufficient dealers licensed pursuant to chapter
30 489 of NRS who are certified appraisers available for the purposes
31 of paragraph (a), a person who possesses the qualifications pursuant
32 to the Appraiser Qualifications for Manufactured Homes Classified
33 as Personal Property as set forth in section 8-3 of Valuation
34 Analysis for Single Family One- to Four-Unit Dwellings, HUD
35 Directive Number 4150.2 CHG-1, of the United States Department
36 of Housing and Urban Development, and who is selected jointly by
37 the landlord or his or her agent and the tenant shall make the
38 determination.

39 (c) If there are insufficient persons available for the purposes of
40 paragraphs (a) and (b) or if the landlord or his or her agent and the
41 tenant cannot agree pursuant to paragraphs (a) and (b), the landlord
42 or his or her agent or the tenant may request the Administrator to,
43 and the Administrator shall, appoint a dealer licensed pursuant to
44 chapter 489 of NRS or a certified appraiser who shall make the
45 determination.



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

Sec. 3. 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 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

(c) Any list published by the Division setting forth the names of mobile home parks within ~~100~~ 150 miles that have reported having vacant spaces.

3. If the tenant chooses to move the manufactured home:

(a) The tenant shall, within 75 days after receiving notice of the closure, notify the landlord in writing of the tenant's election to move the manufactured home; and

(b) The landlord shall pay to the tenant:

(1) The cost of moving each tenant's manufactured home and its appurtenances to a new location in this State or another state within ~~100~~ 150 miles from the manufactured home park; or

(2) If the new location is more than ~~100~~ 150 miles from the manufactured home park, the cost of moving the manufactured home for the first ~~100~~ 150 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.

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 or her 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 ~~100~~ 150 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.*

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 the tenant is required to move his or her manufactured home from the lot.

(b) Prospective tenant by:

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

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

7. For the purposes of this section, the fair market value of a manufactured home must be determined as follows:

(a) A dealer licensed pursuant to chapter 489 of NRS who is a certified appraiser and who is selected jointly by the landlord or his or her agent and the tenant shall make the determination.

(b) If there are insufficient dealers licensed pursuant to chapter 489 of NRS who are certified appraisers for the purposes of paragraph (a), a person who possesses the qualifications pursuant to the Appraiser Qualifications for Manufactured Homes Classified as Personal Property as set forth in section 8-3 of Valuation Analysis for Single Family One- to Four-Unit Dwellings, HUD Directive Number 4150.2 CHG-1, of the United States Department of Housing and Urban Development, and who is selected jointly by the landlord or his or her agent and the tenant shall make the determination.

(c) If there are insufficient persons available for the purposes of paragraphs (a) and (b) or if the landlord or his or her agent and the tenant cannot agree pursuant to paragraphs (a) and (b), the landlord or his or her agent or the tenant may request the Administrator to, and the Administrator shall, appoint a dealer licensed pursuant to chapter 489 of NRS or a certified appraiser who shall make the determination.

8. The landlord shall pay the costs associated with determining the fair market value of a manufactured home and the 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 6.

10. If a landlord begins the process of closing a manufactured home park, the landlord shall comply with the provisions of NRS 118B.184 concerning the submission of a resident impact statement.



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

Sec. 4. 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 the landlord files his or her 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 or her 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 ~~100~~ 150 miles from the manufactured home park; or

(2) If the new location is more than ~~100~~ 150 miles from the manufactured home park, the cost of moving the manufactured home for the first ~~100~~ 150 miles,

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

(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 the tenant is required to move his or her manufactured home from the lot; and

(f) The landlord complies with the provisions of NRS 118B.184 concerning the submission of a resident impact statement.



3. At the time of providing notice of the conversion of the park pursuant to this section, 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

(c) Any list published by the Division setting forth the names of mobile home parks within ~~100~~ 150 miles that have reported having vacant spaces.

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 or her 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 a 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~~ 150 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 ~~or~~ *less the reasonable cost of removing and disposing of the manufactured home or \$5,000, whichever is greater.*

6. 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.

7. 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.

8. For the purposes of this section, the fair market value of a manufactured home must be determined as follows:

(a) A dealer licensed pursuant to chapter 489 of NRS who is a certified appraiser and who is selected jointly by the landlord or his or her agent and the tenant shall make the determination.

(b) If there are insufficient dealers licensed pursuant to chapter 489 of NRS who are certified appraisers available for the purposes of paragraph (a), a person who possesses the qualifications pursuant to the Appraiser Qualifications for Manufactured Homes Classified as Personal Property as set forth in section 8-3 of Valuation Analysis for Single Family One- to Four-Unit Dwellings, HUD Directive Number 4150.2 CHG-1, of the United States Department of Housing and Urban Development, and who is selected jointly by



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1 the landlord or his or her agent and the tenant shall make the
2 determination.

3 (c) If there are insufficient persons available for the purposes of
4 paragraphs (a) and (b) or if the landlord or his or her agent and the
5 tenant cannot agree pursuant to paragraphs (a) and (b), the landlord
6 or his or her agent or the tenant may request the Administrator to,
7 and the Administrator shall, appoint a dealer licensed pursuant to
8 chapter 489 of NRS or a certified appraiser who shall make the
9 determination.

10 9. The landlord shall pay the costs associated with determining
11 the fair market value of a manufactured home and the cost of
12 removing and disposing of a manufactured home pursuant to
13 subsection 5.

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

16 **Sec. 5.** NRS 118B.183 is hereby amended to read as follows:

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

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

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

31 (b) The landlord pays the amounts required by subsections 4, 5
32 and 6;

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

39 (d) The landlord complies with the provisions of NRS 118B.184
40 concerning the submission of a resident impact statement.

41 3. At the time of providing notice of the conversion of the park
42 pursuant to this section, a landlord shall provide to each tenant:

43 (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

(c) Any list published by the Division setting forth the names of mobile home parks within ~~100~~ 150 miles that have reported having vacant spaces.

4. If the tenant chooses to move the manufactured home:

(a) The tenant shall, within 75 days after receiving notice of the conversion, notify the landlord in writing of the tenant's election to move the manufactured home; and

(b) The landlord shall pay to the tenant:

(1) The cost of moving the tenant's manufactured home and its appurtenances to a new location in this State or another state within ~~100~~ 150 miles from the manufactured home park; or

(2) If the new location is more than ~~100~~ 150 miles from the manufactured home park, the cost of moving the manufactured home for the first ~~100~~ 150 miles,

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

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 or her 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~~ 150 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 ~~100~~ *less the reasonable cost of removing and disposing of the manufactured home or \$5,000, whichever is greater.*

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

(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.

8. For the purposes of this section, the fair market value of a manufactured home must be determined as follows:

(a) A dealer licensed pursuant to chapter 489 of NRS who is a certified appraiser and who is selected jointly by the landlord or his or her agent and the tenant shall make the determination.

(b) If there are insufficient dealers licensed pursuant to chapter 489 of NRS who are certified appraisers available for the purposes of paragraph (a), a person who possesses the qualifications pursuant to the Appraiser Qualifications for Manufactured Homes Classified as Personal Property as set forth in section 8-3 of Valuation Analysis for Single Family One- to Four-Unit Dwellings, HUD Directive Number 4150.2 CHG-1, of the United States Department of Housing and Urban Development, and who is selected jointly by the landlord or his or her agent and the tenant shall make the determination.

(c) If there are insufficient persons available for the purposes of paragraphs (a) and (b) or if the landlord or his or her agent and the tenant cannot agree pursuant to paragraphs (a) and (b), the landlord or his or her agent or the tenant may request the Administrator to, and the Administrator shall, appoint a dealer licensed pursuant to chapter 489 of NRS or a certified appraiser who shall make the determination.

9. The landlord shall pay the costs associated with determining the fair market value of a manufactured home and the 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. 6. NRS 118B.200 is hereby amended to read as follows:

118B.200 1. Notwithstanding the expiration of a period of a tenancy or service of a notice pursuant to subsection 1 of NRS 118B.190, the rental agreement described in NRS 118B.190 may not be terminated except on one or more of the following grounds:

(a) Failure of the tenant to pay rent, utility charges or reasonable service fees within 10 days after written notice of delinquency served upon the tenant in the manner provided in NRS 40.280;

(b) Failure of the tenant to correct any noncompliance with a law, ordinance or governmental regulation pertaining to manufactured homes or recreational vehicles or a valid rule or regulation established pursuant to NRS 118B.100 or to cure any violation of the rental agreement within a reasonable time after receiving written notification of noncompliance or violation;



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(c) Conduct of the tenant in the manufactured home park which constitutes an annoyance to other tenants;

(d) Violation of valid rules of conduct, occupancy or use of park facilities after written notice of the violation is served upon the tenant in the manner provided in NRS 40.280;

(e) A change in the use of the land by the landlord pursuant to NRS 118B.180;

(f) Conduct of the tenant which constitutes a nuisance as defined in NRS 40.140 or which violates a state law or local ordinance, specifically including, without limitation:

(1) Discharge of a weapon;

(2) Prostitution;

(3) Illegal drug manufacture or use;

(4) Child molestation or abuse;

(5) Elder molestation or abuse;

(6) Property damage as a result of vandalism; and

(7) Operating a motor vehicle while under the influence of alcohol or any other controlled substance; ~~for~~

(g) In a manufactured home park that is owned by a nonprofit organization or housing authority, failure of the tenant to meet qualifications relating to age or income which:

(1) Are set forth in the lease signed by the tenant; and

(2) Comply with federal, state and local law ~~[-]~~; or

(h) A cumulative increase of 40 percent or more within 5 consecutive years of the rent for a manufactured home lot pursuant to section 1 of this act.

2. A tenant who is not a natural person and who has received three or more 10-day notices to quit for failure to pay rent in the preceding 12-month period may have his or her tenancy terminated by the landlord for habitual failure to pay timely rent.

Sec. 7. NRS 118B.210 is hereby amended to read as follows:

118B.210 1. The landlord shall not terminate a tenancy, refuse to renew a tenancy, increase rent or decrease services the landlord normally supplies, or bring or threaten to bring an action for possession of a manufactured home lot as retaliation upon the tenant because:

(a) The tenant has complained in good faith about a violation of a building, safety or health code or regulation pertaining to a manufactured home park to the governmental agency responsible for enforcing the code or regulation.

(b) The tenant has complained to the landlord concerning the maintenance, condition or operation of the park or a violation of any provision of NRS 118B.040 to 118B.220, inclusive, or 118B.240.

(c) The tenant has organized or become a member of a tenants' league or similar organization.



(d) The tenant has requested the reduction in rent ~~[required by:]~~
pursuant to:

(1) NRS 118.165 as a result of a reduction in property taxes.

(2) NRS 118B.153 when a service, utility or amenity is
decreased or eliminated by the landlord.

(3) Section 1 of this act.

(e) A citation has been issued to the landlord as the result of a
complaint of the tenant.

(f) In a judicial proceeding or arbitration between the landlord
and the tenant, an issue has been determined adversely to the
landlord.

2. A landlord, manager or assistant manager of a manufactured
home park shall not willfully harass a tenant.

3. A tenant shall not willfully harass a landlord, manager or
assistant manager of a manufactured home park or an employee or
agent of the landlord.

4. As used in this section, "harass" means to threaten or
intimidate, through words or conduct, with the intent to affect the
terms or conditions of a tenancy or a person's exercise of his or her
rights pursuant to this chapter.

Sec. 8. This act becomes effective on July 1, 2011.

