

CHAPTER.....

AN ACT relating to manufactured home parks; revising the provisions requiring certain maintenance to be performed by the landlord of a manufactured home park; and providing other matters properly relating thereto.

Legislative Counsel's Digest:

Existing law requires the landlord of a manufactured home park to perform certain maintenance, including the maintenance of all common areas of the park in a clean and safe condition. (NRS 118B.090) This bill: (1) provides that such maintenance of common areas includes maintaining, in good working order, any utility service apparatus located on each manufactured home lot; and (2) requires any maintenance to a utility service apparatus to be performed by a person who is properly licensed.

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

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

Section 1. NRS 118B.090 is hereby amended to read as follows:

118B.090 *1.* The landlord shall:

~~1-1~~ *(a)* Maintain all common areas of the park in a clean and safe condition;

~~1-2~~ *(b)* Maintain in good working order all electrical, plumbing and sanitary facilities, appliances and recreational facilities which the landlord furnishes;

~~1-3~~ *(c)* Maintain in a safe and secure location individual mail boxes for the tenants if the mail is delivered to the landlord for distribution to the tenants;

~~1-4~~ *(d)* Maintain all driveways within the park and sidewalks adjacent to the street; and

~~1-5~~ *(e)* Remove snow from the sidewalks and streets within the park, and from sidewalks adjacent to the street.

2. Except as otherwise provided in this subsection, the maintenance required by paragraph (a) of subsection 1 includes maintaining, in good working order, any aboveground or underground utility service apparatus located on each manufactured home lot, up to the disconnection point, which is not an appurtenance of the manufactured home. Maintenance is not required on any such apparatus that has been damaged by the tenant of the manufactured home lot.



3. Any maintenance to a utility service apparatus, as described in subsection 2, may be performed legally only by a person who is qualified by licensure to perform such maintenance, and:

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

(b) The landlord, or his or her agent or employee, shall not employ a third party to perform the maintenance if he or she knows, or in light of all of the surrounding facts and circumstances reasonably should know, that the third party does not have such qualifications.

Sec. 2. This act becomes effective upon passage and approval.

