

ASSEMBLY BILL NO. 454—COMMITTEE
ON COMMERCE AND LABOR

MARCH 23, 2015

Referred to Committee on Commerce and Labor

SUMMARY—Revises the applicability of provisions governing
manufactured home parks. (BDR 10-1127)

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; revising the
applicability of provisions governing manufactured home
parks; and providing other matters properly relating
thereto.

Legislative Counsel’s Digest:

1 Existing law establishes various provisions governing manufactured home
2 parks. (Chapter 118B of NRS) This bill limits the applicability of those provisions
3 to manufactured home parks which have 10 or more manufactured home lots that
4 are rented or held out for rent by revising the existing definition of the terms
5 “manufactured home park” and “park.”

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

1 **Section 1.** NRS 118B.017 is hereby amended to read as
2 follows:

3 118B.017 “Manufactured home park” or “park” means an area
4 or tract of land where ~~two~~ **10** or more manufactured homes or
5 manufactured home lots are rented or held out for rent. The terms do
6 not include an area or tract of land where:

7 1. More than half of the lots are rented overnight or for less
8 than 3 months for recreational vehicles.

9 2. Manufactured homes are used occasionally for recreational
10 purposes and not as permanent residences.



Sec. 2. NRS 118B.086 is hereby amended to read as follows:

118B.086 1. Each manager and assistant manager of a manufactured home park ~~[which has 2 or more lots]~~ shall complete annually 6 hours of continuing education relating to the management of a manufactured home park.

2. The Administrator shall adopt regulations specifying the areas of instruction for the continuing education required by subsection 1.

3. The instruction must include, but is not limited to, information relating to:

(a) The provisions of chapter 118B of NRS;

(b) Leases and rental agreements;

(c) Unlawful detainer and eviction as set forth in NRS 40.215 to 40.425, inclusive;

(d) The resolution of complaints and disputes concerning landlords and tenants of manufactured home parks; and

(e) The adoption and enforcement of the rules and regulations of a manufactured home park.

4. Each course of instruction and the instructor of the course must be approved by the Administrator. The Administrator shall adopt regulations setting forth the procedure for applying for approval of an instructor and course of instruction. The Administrator may require submission of such reasonable information by an applicant as the Administrator deems necessary to determine the suitability of the instructor and the course. The Administrator shall not approve a course if the fee charged for the course is not reasonable. Upon approval, the Administrator shall designate the number of hours of credit allowable for the course.

Sec. 3. NRS 118B.087 is hereby amended to read as follows:

118B.087 1. There are hereby created two regions to provide courses of continuing education pursuant to NRS 118B.086. One region is the northern region consisting of the counties of Washoe, Storey, Douglas, Lyon, Churchill, Pershing, Humboldt, Lander, Elko, Eureka, Mineral, White Pine and Carson City, and one region is the southern region consisting of the counties of Lincoln, Nye, Esmeralda and Clark.

2. The person who applied for approval of a course or his or her designee shall notify the Administrator of the date and location each time the course is offered, as soon as practicable after scheduling the course.

3. The Administrator shall ensure that a course of continuing education is offered at least every 6 months in each region. If the Administrator finds that no approved course will be offered to meet the requirements of this subsection, the Administrator shall offer the



1 course and charge a reasonable fee for each person enrolled in the
2 course.

3 4. If the fees collected by the Administrator for the course do
4 not cover the cost of offering the course, the Administrator shall
5 determine the difference between the fees collected and the cost of
6 offering the course, divide that amount by the number of
7 manufactured home parks ~~{which have 2 lots or more}~~ in the region
8 in which the course was held and assess that amount to each
9 landlord of such a manufactured home park. The landlord shall pay
10 the assessment within 30 days after it was mailed by the
11 Administrator.

