MINUTES OF THE
SENATE COMMITTEE ON COMMERCE AND LABOR

Eighty-third Session
May 8, 2025

The Senate Committee on Commerce and Labor was called to order by Chair Julie Pazina at 8:00 a.m. on Thursday, May 8, 2025, in Room 2134 of the Legislative Building, 401 South Carson Street, Carson City, Nevada. The meeting was videoconferenced to Room 5 of the Nevada Legislature Hearing Rooms, 7120 Amigo Street, Las Vegas, Nevada. Exhibit A is the agenda. Exhibit B is the attendance roster. All exhibits are available and on file in the Research Library of the Legislative Counsel Bureau.

COMMITTEE MEMBERS PRESENT:

Senator Julie Pazina, Chair
Senator Skip Daly, Vice Chair
Senator Melanie Scheible
Senator Roberta Lange
Senator Edgar Flores
Senator John Ellison
Senator Lori Rogich

COMMITTEE MEMBERS ABSENT:

Senator John C. Steinbeck (Excused)

STAFF MEMBERS PRESENT:

Patrick Ashton, Committee Policy Analyst
Jeff Koelemay, Committee Counsel
Bryan Fernley, Committee Counsel
Madison Zajac, Committee Secretary

OTHERS PRESENT:

Steve Aichroth, Administrator, Housing Division, Nevada Department of Business and Industry
Harrison Bohn, Manufactured Home Community Owners Association
Maurice Page, Executive Director, Nevada Housing Coalition
Sarah Bradley, Deputy Executive Director, Nevada Board of Medical Examiners

CHAIR PAZINA:
We are going to start on our first agenda item, Assembly Bill (A.B.) 38.

ASSEMBLY BILL 38 (1st Reprint): Revises various provisions relating to housing. (BDR 43-521)

STEVE AICHROTH (Administrator, Housing Division, Nevada Department of Business and Industry):
Thank you for allowing us to present A.B. 38 on behalf of the Housing Division. The bill in its first reprint is rather lengthy, but the reality is most of the language cleanup is in the various sections. In our PowerPoint presentation (Exhibit C), we talk about the Housing Division and what our mission is, which is to improve lives, build self-sufficiency, strengthen Nevada communities by expanding housing opportunities and protect the residents and industry of manufactured housing by fostering economic development.

And it is that last statement regarding manufactured housing that hits at why we are here today. We address three of the four statutory chapters under the purview of manufactured housing. Specifically, NRS [*Nevada Revised Statutes*] chapters 489, 118B and 461A. On slide three of Exhibit C, you'll see an overview of the changes. Again, most of them are conforming language and some modifications, but we will get into the specifics.

Sections 1 through 9 and sections 12 through 35 deal with language changes. Most of these definitions were created or modified in 2009. The majority of what you see here will be the elimination of the Divisions' oversight of travel trailers and then the addition of manufactured buildings in those sections.

The chassis of the travel trailer is regulated by the Federal Highway Administration. The licensing and title is handled by the DMV. The interior components and construction have oversight from the RV Industry Association. While not a regulatory body, their standards form the basis for construction standards in that industry.

While we know that people do reside in travel trailers, they are not designated as permanent housing like a manufactured home. They truly are recreational vehicles, as are Class A, B and C motorhomes, toy haulers, fifth wheels, et cetera. In addition, the statutory changes now encompass manufactured buildings, which were omitted originally in the language. Effectively, what we

are doing here is squaring the statutory oversight of the Division with the appropriate structures.

Sections 10 through 11 deal with what we informally refer to as the recovery fund, somewhat similar to what you have seen with the Contractors Board. The revisions here have to do with the potential disconnect between who pays into the fund and who can collect from the fund. All of our licensees pay into the fund and anyone who has a disagreement may file a claim against a licensee, but the recovery from the account limits recovery to a purchaser of a home or structure. What we are clarifying here is that the recovery can apply to additional licensed activities including alterations, remodels and repairs.

Section 37 deals with landlord responsibilities regarding park management. Section 38 deals with tenant responsibilities and clarifying lot maintenance requirements in a manufactured home community. Section 39.3, subsection 6, paragraph (c) effectively is conforming language defining travel trailers in NRS 118B.215, since the bill eliminates it in another spot.

Then, section 39.7 provides that the Division's investigations are confidential, providing consistency among other statutes that render investigations into the wrongdoings of licensees as confidential. Section 40 requires the purchaser of a manufactured home community to notify the Division of the sale of that manufactured home community. Finally, section 41 lays out the passage and approval date.

SENATOR ELLISON:
I do have a couple of questions. Are you guys still doing the classes as required by NRS 118B.086? Is that still going on? Are they doing it every two years or every year—whatever it is?

MR. AICHROTH:
Yes, we do park owner and management education for the owners of manufactured housing communities on an annual basis.

SENATOR ELLISON:
I had a call this morning from one of my constituents. They have a general contractor that did work on a double wide and I said that is probably under real property because it’s on a foundation. If they switch that over, wouldn’t that be

under the Contractors Board instead of manufactured housing, if they got a complaint?

MR. AICHROTH:
It depends on what work was done. If the work was done with the box, like the structure itself, then potentially it does fall under the manufactured housing purview. If it was lot stuff—sewers, things of that ilk—probably not. But regardless, if you want to forward us that information, we will be happy to look into it.

SENATOR ELLISON:
It's a veteran who had to have a handicapped bathroom put in. All of a sudden, the mice started coming in like crazy because it is out in Ryndon, Nevada. Finally, they crawled up underneath the house and that whole bottom is gone underneath there and it's a closed foundation. So I said, I will find out if it goes to the Housing Division or if it's going to go to the Contractors Board.

MR. AICHROTH:
Again, forward us that information. But it does sound like it would potentially lie under our purview.

HARRISON BOHN (Manufactured Home Community Owners Association):
This is a bill that we worked on in the interim with the Division. It is a prefile bill. We probably started those discussions in December. We got to a point where we could come to support it and like they said, this is mostly a cleanup bill.

It's got a customer service element in section 37, where it adds the requirement for office hours at parks and those office hours must be posted. You know, customer service and resident experience is something really important to manufactured housing. We are very much in a housing session. We want to improve the quality of work that we are doing and improve the tenant experience, and we think that this bill does that.

I also want to acknowledge that the Division has been great to work with. We also worked with them on Senate Bill 370, which was presented in this committee. So we're happy to be here in support.

SENATE BILL 370: Revises provisions relating to manufactured housing. (BDR 43-754)

MAURICE PAGE (Executive Director, Nevada Housing Coalition):
The Nevada Housing Coalition is a statewide nonprofit working to improve the development and preservation of affordable housing. We would like to move forward and support A.B. 38. In a time when Nevadans face record-high rent and home prices, A.B. 38 brings clarity and structure to one of the most scalable affordable housing models available. So we continue to urge your support for this legislation and thank you and the Housing Division for advancing this meaningful solution towards our housing pandemic. I have submitted our letter of support (Exhibit D).

CHAIR PAZINA:
We will close the bill hearing on A.B. 38 and we will open the bill hearing on A.B. 56.

ASSEMBLY BILL 56 (1st Reprint): Revises provisions relating to the licensing of certain providers of health care. (BDR 54-255)

SARAH BRADLEY (Deputy Executive Director, Nevada Board of Medical Examiners):
Assembly Bill 56 has undergone some changes, but the current form in the Senate right now is mostly a cleanup bill for the Nevada State Board of Medical Examiners. It does remove CME [continuing medical education] requirements related to bioterrorism that were added—I believe in 2001—after the 9/11 terrorist attacks. So those are being removed because right now, they are required for everyone.

The bill also does a slight increase in licensing fees. These fees that are being changed for both physician assistants and medical doctor physicians have not been changed since 1997 and 2001, respectively. These changes are not very large, and we think it is time for the increase.

Also, the bill adds a fee for inactive physician assistants. Last session, the ability of physician assistants to go inactive was added to our chapter, but there was no fee for that. For physicians, this has been allowed, and they pay half the regular registration fee. So that is what we are doing here for physician

assistants—to be consistent. When they go inactive, they would pay one-half of the active fee.

Then a really important change for the Board is the amendment of NRS 630.336. This adds a provision that allows the Board to share primary source documentation and other verifications that we get during the licensure process with employers and those who verify credentials. Hopefully, this should allow our new licensed physicians and other license types to be credentialed quicker.

The goal is, once they are licensed, let's get them working as quickly as we can. By sharing that information, we think that will happen. It was a recommendation that we received from some of our stakeholders, so we are excited about that.

As far as the Board of Osteopathic Medicine, there are also some changes in the bill regarding that Board. What they are doing is moving from an annual renewal cycle to a biennium. That is what we do with the Board of Medical Examiners. To have more consistency between the two Boards, they will be on a biennium. It does adjust their fees. So it is actually doubling the fees, but that is to account for no longer being annual, now biennial.

Then the bill also adds a ground for discipline. If an applicant provides incorrect information in their application—things that are found to not be true—the Board can actually deal with that a little bit more strictly or at least have some mechanisms for that. Again, that is something similar to what we have in the Medical Board chapter. I think a lot of what we are seeing here—and this was part of the reason I think Governor Joe Lombardo asked that this bill be brought forward—are changes that we need to make us a little bit more aligned on how we operate and license individuals in the State.

CHAIR PAZINA:
I had one question. I was just curious, understanding that the requirement for the completion of course instruction on acts of terrorism happened after 9/11. Is there a reason that you are taking that out? Is it still going to be in place for some people? Is it not in place for anyone anymore?

MS. BRADLEY:
The CME classes will still be allowed, meaning right now, physicians and physician assistants take 40 hours of CME every two years. These courses are still approved and anyone who would like to take the courses can. We're just removing the requirement that they take them.

I guess what we are trying to do is minimize, because there are actually multiple requirements for a licensee, and we receive comments that it's kind of burdensome for them to have to do so many different areas. So we were trying to streamline that. Right now, they do 40 hours total: 20 hours in their specialty, 2 hours in ethics and for the remaining 18, they can pick whatever they'd like to do that they are interested in, related to their field, whatever they like.

Remainder of page intentionally left blank; signature page to follow.

CHAIR PAZINA:
Well, that will close our hearing on A.B. 56. With that said, this meeting is adjourned as of 8:22 a.m.

RESPECTFULLY SUBMITTED:

Madison Zajac,
Committee Secretary

APPROVED BY:

Senator Julie Pazina, Chair

DATE:

EXHIBIT SUMMARY				
Bill	**Exhibit Letter**	**Introduced on Minute Report Page No.**	**Witness / Entity**	**Description**
	A	1		Agenda
	B	1		Attendance Roster
A.B. 38	C	2	Steve Aichroth / Housing Division	PowerPoint Presentation
A.B. 38	D	5	Maurice Page / Nevada Housing Coalition	Letter of Support