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SENATE BILL NO. 196—SENATOR MANENDO

FEBRUARY 28, 2013

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JOINT SPONSOR: ASSEMBLYMAN OHRENSCHALL

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Referred to Committee on Commerce, Labor and Energy

SUMMARY—Revises provisions governing manufactured home parks. (BDR 10-627)

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.

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AN ACT relating to manufactured home parks; revising provisions that govern the trimming of trees located within a manufactured home park; and providing other matters properly relating thereto.

**Legislative Counsel’s Digest:**

1 Existing law imposes on the landlord of a manufactured home park the duty to  
2 trim all the trees located within the park and to dispose of the trimmings from those  
3 trees unless a tenant has, in writing, voluntarily assumed that duty for the trees  
4 located on the tenant’s lot. (NRS 118B.120) This bill requires that the trimming and  
5 disposal be done by the landlord at least once each calendar year absent voluntary  
6 assumption of that duty by the tenant.

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

1 **Section 1.** NRS 118B.120 is hereby amended to read as  
2 follows:  
3 118B.120 1. The landlord or his or her agent or employee  
4 may:  
5 (a) Require that the tenant landscape and maintain the tenant’s  
6 lot if the landlord advises the tenant in writing of reasonable  
7 requirements for the landscaping.



\* S B 1 9 6 \*

1 (b) If the tenant does not comply with the provisions of  
2 paragraph (a), maintain the tenant's lot and charge the tenant a  
3 service fee for the actual cost of that maintenance.

4 (c) Require that the manufactured home be removed from the  
5 park if it is unoccupied for more than 90 consecutive days and the  
6 tenant or dealer is not making good faith and diligent efforts to sell  
7 it.

8 2. The landlord shall maintain, in the manner required for the  
9 other tenants, any lot on which is located a manufactured home  
10 within the park which has been repossessed, abandoned or held for  
11 rent or taxes. The landlord is entitled to reimbursement for the cost  
12 of that maintenance from the reposessor or lienholder or from the  
13 proceeds of any sale for taxes, as the case may be.

14 3. Before dismantling a manufactured home that was  
15 abandoned, the landlord or manager must:

16 (a) Conduct a title search with the Division to determine the  
17 owner of record of the manufactured home. If the owner of record is  
18 not found, the landlord or manager may use the records of the  
19 county assessor for the county in which the manufactured home is  
20 located to determine the owner of the manufactured home.

21 (b) Send a certified letter notifying the owner and any lienholder  
22 of the intent of the landlord or manager to dismantle the  
23 manufactured home.

24 (c) If the owner does not respond within 30 days after the date  
25 of mailing the certified letter, submit to the Division an affidavit of  
26 dismantling.

27 4. The landlord shall , *not less than once each calendar year*,  
28 trim all the trees located within the park and dispose of the  
29 trimmings from those trees absent a written voluntary assumption of  
30 that duty by the tenant for trees on the tenant's lot.

31 5. For the purposes of this section, a manufactured home shall  
32 be deemed to be abandoned if:

33 (a) It is located on a lot in a manufactured home park, other than  
34 a cooperative park, for which no rent has been paid for at least 60  
35 days;

36 (b) It is unoccupied; and

37 (c) The manager of the manufactured home park reasonably  
38 believes it to be abandoned.

