

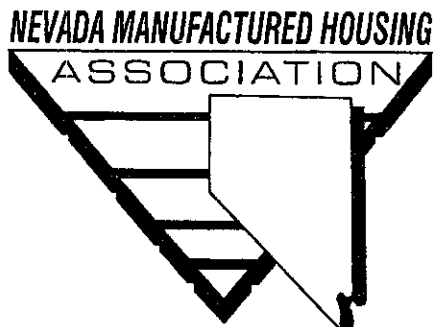
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April 30, 2003

My name is Gub Mix and I am executive director of the Nevada Manufactured Housing Association, a statewide trade group representing nearly all businesses involved in the factory-built housing industry.

I'm here today to ask for your support of AB 245. It simplifies the ability of manufactured home community residents to purchase the lots they are currently renting if the landowner decides to sell the property.

Current Nevada law allows the conversion of a manufactured housing rental community or mobile home park to a subdivision, subject to the approval of the local jurisdiction. This bill would stipulate that this approval could not require any change to existing densities, uses, lot sizes, setbacks or other similar restrictions applicable to the mobile or manufactured home park.

It also increases from the current 75 days to 90 days the time that a resident has to determine if they want to purchase the lot, and requires that a landlord may not sell that lot to anyone else at a lower price or more favorable terms for another 90 days after a resident has decided not to exercise their purchase option. The portion of the present law requiring a landlord to pay the cost of moving the home of those residents who chose not to buy their lots remained unchanged.

