

ASSEMBLY BILL NO. 245—ASSEMBLYMEN COLLINS, MANENDO,  
CLABORN, GIBBONS, GOICOECHEA, HORNE AND MORTENSON

MARCH 6, 2003

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Referred to Committee on Government Affairs

SUMMARY—Makes various changes regarding conversion of  
manufactured home park into individual  
manufactured home lots. (BDR 22-1080)

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; prohibiting a governing body, commission or board authorized to approve the conversion of a manufactured home park into individually owned lots from requiring certain changes to certain existing restrictions applicable to the park as a condition of approval for the conversion; revising the period that a landlord who is converting a manufactured home park into individual manufactured home lots is required to hold open an offer to sell a lot to a tenant; prohibiting a landlord from selling a lot to a person other than the tenant for a certain period for a more favorable price or terms than those offered to the tenant; providing that such an offer or certain notice by the landlord does not constitute notice of termination of the tenancy of the tenant; and providing other matters properly relating thereto.

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

1 **Section 1.** Chapter 278 of NRS is hereby amended by adding  
2 thereto a new section to read as follows:

3 *A governing body, commission or board whose approval is*  
4 *necessary pursuant to NRS 278.010 to 278.630, inclusive, for the*



\* A B 2 4 5 R 1 \*

1 *conversion of an existing mobile home park into individually*  
2 *owned mobile home lots:*

3 *1. Except as otherwise provided in subsection 2, may not*  
4 *require any change to existing densities, uses, lot sizes, setbacks or*  
5 *other similar restrictions applicable to the mobile home park as a*  
6 *condition of the approval of the conversion.*

7 *2. May impose reasonable restrictions related to health and*  
8 *safety as a condition of the approval of the conversion.*

9 **Sec. 2.** NRS 278.010 is hereby amended to read as follows:  
10 278.010 As used in NRS 278.010 to 278.630, inclusive, *and*  
11 *section 1 of this act*, unless the context otherwise requires, the  
12 words and terms defined in NRS 278.0105 to 278.0195, inclusive,  
13 have the meanings ascribed to them in those sections.

14 **Sec. 3.** NRS 118B.180 is hereby amended to read as follows:  
15 118B.180 1. A landlord may convert an existing  
16 manufactured home park into individual manufactured home lots for  
17 sale to manufactured home owners if the change is approved by the  
18 appropriate local zoning board, planning commission or governing  
19 body, and:

20 (a) The landlord gives notice in writing to each tenant within 5  
21 days after he files his application for the change in land use with the  
22 local zoning board, planning commission or governing body;

23 (b) The landlord offers, *in writing*, to sell the lot to the tenant at  
24 the same price the lot will be offered to the public and holds that  
25 offer open for at least ~~[75 days before he offers the lot for sale to the~~  
26 ~~public;]~~ *90 days or until the landlord receives a written rejection of*  
27 *the offer from the tenant, whichever occurs earlier;*

28 (c) The landlord does not sell ~~[an occupied lot for more than a~~  
29 ~~vacant lot of similar location, size and shape;~~

30 ~~—(d) The]~~ *the lot to a person other than the tenant for 90 days*  
31 *after the termination of the offer required pursuant to*  
32 *paragraph (b) at a price or on terms that are more favorable than*  
33 *the price or terms offered to the tenant;*

34 (d) *If a tenant does not exercise his option to purchase the lot*  
35 *pursuant to paragraph (b), the* landlord pays:

36 (1) The cost of moving the tenant's manufactured home and  
37 its appurtenances to a comparable location within 50 miles from the  
38 manufactured home park; or

39 (2) If the new location is more than 50 miles from the  
40 manufactured home park, the cost of moving the manufactured  
41 home for the first 50 miles,  
42 including fees for inspection, any deposits for connecting utilities  
43 and the cost of taking down, moving, setting up and leveling his  
44 manufactured home and its appurtenances in the new lot or park;  
45 and



1 (e) After the landlord is granted final approval of the change by  
2 the appropriate local zoning board, planning commission or  
3 governing body, notice in writing is served on each tenant in the  
4 manner provided in NRS 40.280, giving the tenant at least 180 days  
5 after the date of the notice before he is required to move his  
6 manufactured home from the lot.

7 2. *Notice sent pursuant to paragraph (a) of subsection 1 or an*  
8 *offer to sell a manufactured home lot to a tenant required*  
9 *pursuant to paragraph (b) of subsection 1 does not constitute*  
10 *notice of termination of the tenancy.*

11 3. Upon the sale of a manufactured home lot and a  
12 manufactured home which is situated on that lot, the landlord shall  
13 indicate what portion of the purchase price is for the manufactured  
14 home lot and what portion is for the manufactured home.

15 ~~3.~~ 4. The provisions of this section do not apply to a  
16 corporate cooperative park.

