
ASSEMBLY BILL NO. 352—ASSEMBLYMEN OHRENSCHALL,
CLABORN AND BUCKLEY

MARCH 17, 2003

Referred to Committee on Commerce and Labor

SUMMARY—Revises provisions relating to sale of older mobile home. (BDR 43-970)

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 mobile homes; revising provisions relating to the sale of an older mobile home; requiring a disclosure by the owner that the older mobile home does not meet certain standards required by statute or ordinance at the time of sale; 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 489 of NRS is hereby amended by adding
2 thereto a new section to read as follows:
3 *A contract for the sale of a mobile home in a mobile home park*
4 *must state:*
5 1. *That the lot on which it is located is not included in the*
6 *purchase.*
7 2. *In conspicuous type, that the buyer should obtain legal*
8 *advice, and where that advice is available in the community*
9 *without charge, if it is so available.*
10 3. *The dates of last maintenance and of any required*
11 *maintenance or cleaning of major equipment, including the*
12 *furnace, chimney and water heater.*
13 4. *If the owner of the park is the seller and the mobile home*
14 *was constructed before 1975, a disclosure before the contract is*
15 *signed of any known elements in the construction or connection of*



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1 *the mobile home to utilities that do not meet the standards*
2 *required by statute or ordinance at the time of sale. If such a seller*
3 *discloses that the mobile home does not comply with the safety*
4 *standards set forth in NRS 461A.120, the seller shall disclose*
5 *specifically the manner in which the mobile home does not comply*
6 *with the standards.*
7 **Sec. 2.** This act becomes effective on July 1, 2003.

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