

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

MARCH 17, 2003

Referred to Committee on Commerce and Labor

SUMMARY—Makes various changes relating to manufactured home parks. (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; requiring the landlord of a manufactured home park to prepare and disseminate an annual statement regarding the profitability of the park; 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, if known, of last maintenance and of any*
11 *required maintenance or cleaning of major equipment, including*
12 *the furnace, chimney and water heater.*



* A B 3 5 2 R 1 *

1 4. *If the owner of the park is the seller and the mobile home*
2 *was constructed before June 15, 1976, a disclosure before the*
3 *contract is signed of any known elements in the construction or*
4 *connection of the mobile home to utilities that do not meet the*
5 *standards required by statute or ordinance at the time of sale. If*
6 *such a seller discloses that the mobile home does not comply with*
7 *the safety standards set forth in NRS 461A.120, the seller shall*
8 *disclose specifically the manner in which the mobile home does*
9 *not comply with the standards.*

10 **Sec. 2.** Chapter 118B of NRS is hereby amended by adding
11 thereto a new section to read as follows:

12 1. *At the beginning of each tax year, the landlord shall*
13 *prepare an annual statement which contains the following*
14 *information:*

15 (a) *The net profits earned by the landlord for the preceding tax*
16 *year;*

17 (b) *The landlord's rate of return for the manufactured home*
18 *park for each of the 5 preceding tax years or, if the landlord has*
19 *owned or leased the manufactured home park for fewer than 5*
20 *years, for each year that he has owned or leased the manufactured*
21 *home park; and*

22 (c) *The number of years that the landlord has owned or leased*
23 *the manufactured home park.*

24 2. *Not later than May 1 of each year, the landlord shall:*

25 (a) *Post a copy of the annual statement required pursuant to*
26 *subsection 1 in a conspicuous and readily accessible place in the*
27 *community or recreation facility of the manufactured home park*
28 *or other common area of the manufactured home park;*

29 (b) *Mail, return receipt requested, or personally deliver a copy*
30 *of the annual statement to each tenant of the manufactured home*
31 *park and obtain the tenant's signature acknowledging receipt of*
32 *the statement; and*

33 (c) *Submit a copy of the annual statement to the Division.*

34 3. *The landlord shall provide a current version of the annual*
35 *statement prepared pursuant to subsection 1 to each prospective*
36 *tenant of the manufactured home park.*

37 **Sec. 3.** This act becomes effective on July 1, 2003.

