

ASSEMBLY BILL NO. 81—ASSEMBLYMEN OHRENSCHALL,
MANENDO, BUCKLEY, ATKINSON, CLABORN, DENIS,
GERHARDT, HOGAN, HORNE, KOIVISTO, LESLIE, MABEY,
MCCLAIN, MCCLEARY, OCEGUERA, PIERCE AND SMITH

FEBRUARY 18, 2005

JOINT SPONSORS: SENATORS CARE, AMODEI AND TITUS

Referred to Committee on Commerce and Labor

SUMMARY—Requires contract for sale of mobile home located in
mobile park to include special statements and
disclosures. (BDR 43-200)

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 housing; requiring a contract for the sale of a
mobile home in a mobile home park to include certain
provisions; requiring the seller of a mobile home to
disclose, under certain circumstances, that the mobile
home does not meet certain standards required by a
statute or ordinance at the time of sale; providing a
penalty; and providing other matters properly relating
thereto.

Legislative Counsel's Digest:

1 Existing law requires the Administrator of the Manufactured Housing Division
2 of the Department of Business and Industry to prescribe the form and essential
3 provisions of a contract for the sale of a manufactured home, mobile home or
4 commercial coach. (NRS 489.7152, 489.7154)

5 This bill requires that a contract for the sale of a mobile home located in a
6 mobile home park include specific statements and disclosures about the mobile
7 home and the rights of the purchaser.



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 *In addition to any provision required pursuant to NRS*
4 *489.7154, a contract for the sale of a mobile home in a mobile*
5 *home park must:*

6 1. *State that the lot on which the mobile home is located is*
7 *not included in the purchase of the mobile home;*

8 2. *State, in conspicuous type, that the buyer should obtain*
9 *legal advice concerning the sale, and where such legal advice is*
10 *available in the community without charge, if it is so available;*

11 3. *Include the dates, if known, of the last maintenance of the*
12 *mobile home and of any required maintenance or cleaning of*
13 *major equipment, including the air conditioning, furnace,*
14 *chimney and water heater; and*

15 4. *If the owner of the mobile home park is the seller and the*
16 *mobile home was constructed before June 15, 1976, state that the*
17 *seller, before the execution of the contract, disclosed to the buyer*
18 *any known elements in the construction or the connection of the*
19 *mobile home to utilities that do not meet the standards required by*
20 *a statute or ordinance at the time of sale. If the seller discloses that*
21 *the mobile home does not comply with the safety standards set*
22 *forth in NRS 461A.120, the seller shall disclose specifically the*
23 *manner in which the mobile home does not comply with the*
24 *standards.*

25 **Sec. 2.** This act becomes effective on July 1, 2005.

