

SENATE BILL NO. 275—SENATORS DALY; AND OHRENSCHALL

MARCH 14, 2023

Referred to Committee on Commerce and Labor

SUMMARY—Revises provisions relating to manufactured home parks. (BDR 10-958)

FISCAL NOTE: Effect on Local Government: No.
Effect on the State: Yes.

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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 manufactured home parks; requiring the Housing Division of the Department of Business and Industry to calculate annually and publish a maximum annual rent increase percentage in manufactured home parks; authorizing certain persons to apply for an exemption to certain requirements relating to increases in rent; revising certain requirements related to increases in rent for certain tenancies in manufactured home parks; and providing other matters properly relating thereto.

Legislative Counsel’s Digest:

1 Existing law establishes certain requirements relating to manufactured home
2 parks. (Chapter 118B of NRS) Existing law prohibits a landlord or his or her agent
3 or employee from increasing rent or additional charges unless the increased rent is
4 the same rent charged for manufactured homes of the same size or lots of the same
5 size or of a similar location within the park, except that a discount may be given to
6 certain persons. (NRS 118B.150) **Section 6** of this bill prohibits a landlord or his or
7 her agent or employee from increasing rent for a tenancy that is from month to
8 month and not a long-term lease unless the amount of the increase does not exceed
9 the maximum annual rent increase percentage calculated by the Housing Division
10 of the Department of Business and Industry, plus the amount of pass-through
11 expenses actually incurred by the landlord of the manufactured home park.

12 **Section 4** of this bill: (1) authorizes a landlord or his or her agent or employee
13 to apply to the Division for an exemption from this limit on the maximum annual
14 rent increase if the operating costs of the manufactured home park exceed the
15 amount the park would earn with the increase in rent; (2) requires an application for
16 an exemption to include any proof necessary to justify an exemption and a report
17 that demonstrates the need for an exemption prepared by a certified public
18 accountant; and (3) requires the Division to adopt regulations to establish the
19 application process.



20 **Section 3** of this bill requires the Division to calculate annually and publish on
21 an Internet website maintained by the Division the maximum annual rent increase
22 percentage. **Section 3** also requires the Division to: (1) issue a press release
23 containing the maximum annual rent increase percentage for that fiscal year; and
24 (2) maintain on the Internet website for at least 2 years information relating to each
25 maximum annual rent increase percentage.
26 **Section 2** of this bill defines “maximum annual rent increase percentage” to
27 mean the maximum annual rent increase percentage calculated by the Division
28 pursuant to **section 3**. **Section 5** of this bill makes a conforming change to indicate
29 the proper placement of **section 2** in the Nevada Revised Statutes.

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

1 **Section 1.** Chapter 118B of NRS is hereby amended by adding
2 thereto the provisions set forth as sections 2, 3 and 4 of this act.
3 **Sec. 2.** *“Maximum annual rent increase percentage” means*
4 *the maximum annual rent increase percentage calculated by the*
5 *Division pursuant to section 3 of this act.*
6 **Sec. 3. 1.** *On or before July 1 of each year, the Division*
7 *shall:*
8 *(a) Calculate the maximum annual rent increase percentage*
9 *required pursuant to NRS 118B.150 for the following fiscal year,*
10 *which must be equal to 60 percent of the May annual 12-month*
11 *average change in the Consumer Price Index for All Urban*
12 *Consumers, West Region (All Items), as most recently published*
13 *by the United States Department of Labor;*
14 *(b) Publish on an Internet website maintained by the Division*
15 *the maximum annual rent increase percentage for that fiscal year;*
16 *and*
17 *(c) Issue a press release containing the maximum annual rent*
18 *increase percentage for that fiscal year.*
19 **2.** *The Division shall maintain the information for each*
20 *maximum annual rent increase percentage calculated pursuant to*
21 *subsection 1 on an Internet website maintained by the Division for*
22 *at least 2 years.*
23 **3.** *As used in this section, “fiscal year” has the meaning*
24 *ascribed to it in NRS 354.526.*
25 **Sec. 4. 1.** *A landlord or his or her agent or employee may*
26 *apply to the Division for an exemption from the requirements of*
27 *paragraph (b) of subsection 1 of NRS 118B.150 if the cost of*
28 *operating the manufactured home park exceeds the amount the*
29 *park would earn with the limit on the maximum annual rent*
30 *increase established pursuant to paragraph (b) of subsection 1 of*
31 *NRS 118B.150.*



1 **2. An application for an exemption submitted pursuant to**
2 **subsection 1 must include:**

3 **(a) Any proof necessary to justify an exemption; and**

4 **(b) A report that demonstrates the need for an exemption**
5 **which must be prepared by a certified public accountant certified**
6 **to practice in this State pursuant to the provisions of chapter 628**
7 **of NRS.**

8 **3. The Division shall adopt regulations to carry out the**
9 **provisions of this section.**

10 **Sec. 5.** NRS 118B.010 is hereby amended to read as follows:

11 118B.010 As used in this chapter, unless the context otherwise
12 requires, the words and terms defined in NRS 118B.0105 to
13 118B.0195, inclusive, **and section 2 of this act** have the meanings
14 ascribed to them in those sections.

15 **Sec. 6.** NRS 118B.150 is hereby amended to read as follows:

16 118B.150 1. Except as otherwise provided in subsections 2
17 and 3, the landlord or his or her agent or employee shall not:

18 (a) Increase rent or additional charges unless:

19 (1) The rent charged after the increase is the same rent
20 charged for manufactured homes of the same size or lots of the same
21 size or of a similar location within the park, including, without
22 limitation, manufactured homes and lots which are held pursuant to
23 a long-term lease, except that a discount may be selectively given to
24 persons who:

25 (I) Are handicapped;

26 (II) Are 55 years of age or older;

27 (III) Are long-term tenants of the park if the landlord has
28 specified in the rental agreement or lease the period of tenancy
29 required to qualify for such a discount;

30 (IV) Pay their rent in a timely manner; or

31 (V) Pay their rent by check, money order or electronic
32 means;

33 (2) Any increase in additional charges for special services is
34 the same amount for each tenant using the special service; and

35 (3) Written notice advising a tenant of the increase is
36 received by the tenant 90 days before the first payment to be
37 increased and written notice of the increase is given to prospective
38 tenants before commencement of their tenancy. In addition to the
39 notice provided to a tenant pursuant to this subparagraph, if the
40 landlord or his or her agent or employee knows or reasonably should
41 know that the tenant receives assistance from the Account, the
42 landlord or his or her agent or employee shall provide to the
43 Administrator written notice of the increase 90 days before the first
44 payment to be increased.



1 (b) *Except as otherwise provided in section 4 of this act and in*
2 *addition to the requirements of paragraph (a), increase rent for a*
3 *tenancy that is from month to month and not a long-term lease*
4 *unless the amount of the increase does not exceed the maximum*
5 *annual rent increase percentage calculated by the Division*
6 *pursuant to section 3 of this act that is in effect at the time the*
7 *landlord or his or her agent or employee is required to provide*
8 *notice of an increase pursuant to subparagraph (3) of paragraph*
9 *(a), plus the amount of pass-through expenses actually incurred*
10 *by the landlord of the manufactured home park.*

11 (c) Require a tenant to pay for an improvement to the common
12 area of a manufactured home park unless the landlord is required to
13 make the improvement pursuant to an ordinance of a local
14 government.

15 ~~(e)~~ (d) Require a tenant to pay for a capital improvement to
16 the manufactured home park unless the tenant has notice of the
17 requirement at the time the tenant enters into the rental agreement.
18 A tenant may not be required to pay for a capital improvement after
19 the tenant enters into the rental agreement unless the tenant consents
20 to it in writing or is given 60 days' notice of the requirement in
21 writing. The landlord may not establish such a requirement unless a
22 meeting of the tenants is held to discuss the proposal and the
23 landlord provides each tenant with notice of the proposal and
24 the date, time and place of the meeting not less than 60 days before
25 the meeting. The notice must include a copy of the proposal. A
26 notice in a periodic publication of the park does not constitute notice
27 for the purposes of this paragraph.

28 ~~(d)~~ (e) Require a tenant to pay the rent by check or money
29 order.

30 ~~(e)~~ (f) Require a tenant who pays the rent in cash to apply any
31 change to which the tenant is entitled to the next periodic payment
32 that is due. The landlord or his or her agent or employee shall have
33 an adequate amount of money available to provide change to such a
34 tenant.

35 ~~(f)~~ (g) Prohibit or require fees or deposits for any meetings
36 held in the park's community or recreational facility by the tenants
37 or occupants of any manufactured home or recreational vehicle in
38 the park to discuss the park's affairs, or any political meeting
39 sponsored by a tenant, if the meetings are held at reasonable hours
40 and when the facility is not otherwise in use, or prohibit the
41 distribution of notices of those meetings.

42 ~~(g)~~ (h) Interrupt, with the intent to terminate occupancy, any
43 utility service furnished the tenant except for nonpayment of utility
44 charges when due. Any landlord who violates this paragraph is
45 liable to the tenant for actual damages.



1 ~~(h)~~ (i) Prohibit a tenant from having guests, but the landlord
2 may require the tenant to register the guest within 48 hours after his
3 or her arrival, Sundays and legal holidays excluded, and if the park
4 is a secured park, a guest may be required to register upon entering
5 and leaving.

6 ~~(i)~~ (j) Charge a fee for a guest who does not stay with the
7 tenant for more than a total of 60 days in a calendar year. The tenant
8 of a manufactured home lot who is living alone may allow one other
9 person to live in his or her home without paying an additional
10 charge or fee, unless such a living arrangement constitutes a
11 violation of chapter 315 of NRS. No agreement between a tenant
12 and his or her guest alters or varies the terms of the rental contract
13 between the tenant and the landlord, and the guest is subject to the
14 rules and regulations of the landlord.

15 ~~(j)~~ (k) Prohibit a tenant from erecting a fence on the tenant's
16 lot if the fence complies with any standards for fences established
17 by the landlord, including limitations established for the location
18 and height of fences, the materials used for fences and the manner in
19 which fences are to be constructed.

20 ~~(k)~~ (l) Prohibit any tenant from soliciting membership in any
21 association which is formed by the tenants who live in the park. As
22 used in this paragraph, "solicit" means to make an oral or written
23 request for membership or the payment of dues or to distribute,
24 circulate or post a notice for payment of those dues.

25 ~~(l)~~ (m) Prohibit a public officer, candidate for public office or
26 the representative of a public officer or candidate for public office
27 from walking through the park to talk with the tenants or distribute
28 political material.

29 ~~(m)~~ (n) If a tenant has voluntarily assumed responsibility to
30 trim the trees on his or her lot, require the tenant to trim any
31 particular tree located on the lot or dispose of the trimmings unless a
32 danger or hazard exists.

33 ~~(n)~~ (o) Charge a fee for a late monthly rental payment by a
34 federal worker, tribal worker, state worker or household member of
35 such a worker during a shutdown.

36 2. The landlord is entitled to require a security deposit from a
37 tenant who wants to use the manufactured home park's clubhouse,
38 swimming pool or other park facilities for the tenant's exclusive use.
39 The landlord may require the deposit at least 1 week before the use.
40 The landlord shall apply the deposit to costs which occur due to
41 damage or cleanup from the tenant's use within 1 week after the use,
42 if any, and shall, on or before the eighth day after the use, refund
43 any unused portion of the deposit to the tenant making the deposit.
44 The landlord is not required to place such a deposit into a financial
45 institution or to pay interest on the deposit.



1 3. The provisions of paragraphs (a), ~~[(b)]~~ (c), ~~[(j)]~~ (d), (k) and
2 ~~[(m)]~~ (n) of subsection 1 do not apply to a corporate cooperative
3 park.

4 4. As used in this section ~~["long-term"]~~ :

5 (a) *"Long-term lease"* means a rental agreement or lease the
6 duration of which exceeds 12 months.

7 (b) *"Pass-through expense"* means the actual costs and
8 expenses incurred by a landlord that are passed on to a tenant
9 without markup. The term does not include overhead,
10 administrative expenses or profits.

11 **Sec. 6.5.** On or before July 1, 2023, the Housing Division of
12 the Department of Business and Industry shall, in accordance with
13 section 3 of this act, determine the maximum annual rent increase
14 percentage for Fiscal Year 2023-2024.

15 **Sec. 7.** 1. This section and section 6.5 of this act become
16 effective upon passage and approval.

17 2. Sections 1 to 6, inclusive, of this act become effective:

18 (a) Upon passage and approval for the purposes of adopting any
19 regulations and performing any other preparatory administrative
20 tasks that are necessary to carry out the provisions of this act; and

21 (b) On July 1, 2023, for all other purposes.

