

**Nye County and State of Nevada Regulations  
Governing Mobile Home/Recreational Vehicle Parks**

**Information Packet Prepared by  
Nye County Department of Planning**

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MOBILE HOMES**
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MOBILE HOMES & PARKS**

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APPLICATION FOR MOBILE HOME PARK  
FOR NYE COUNTY

ASSESSOR'S PARCEL NUMBER \_\_\_\_\_

APPLICANT \_\_\_\_\_

ADDRESS \_\_\_\_\_

CITY/STATE \_\_\_\_\_ ZIP \_\_\_\_\_

TELEPHONE # \_\_\_\_\_

ENGINEER \_\_\_\_\_

ADDRESS \_\_\_\_\_

CITY/STATE \_\_\_\_\_ ZIP \_\_\_\_\_

TELEPHONE # \_\_\_\_\_

APPLICATION MUST BE ACCOMPANIED BY SEVEN (7) COPIES OF MOBILE HOME  
PARK PLANS.

**MOBILE HOME PARK INFORMATION**

DENSITY Gross Acreage \_\_\_\_\_

Average Lot Size \_\_\_\_\_

Number of Lots \_\_\_\_\_

UTILITIES Water \_\_\_\_\_

Sewage Disposal \_\_\_\_\_

Telephone \_\_\_\_\_

Electric \_\_\_\_\_

Method of Garbage Disposal \_\_\_\_\_

**NOTE: THE PROCESSING FEE FOR A MOBILE HOME PARK IS  
NON REFUNDABLE**

SIGNED \_\_\_\_\_ DATE \_\_\_\_\_  
Engineer

SIGNED \_\_\_\_\_ DATE \_\_\_\_\_  
Owner

EFFECTIVE: JUNE 21, 1999

## CHAPTER 15.08

**MOBILE HOMES**

## SECTION:

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## ARTICLE I. GENERAL PROVISIONS

15.08.010: **PURPOSE:**

The adoption of this Chapter is essential in order that the County may:

- A. Prevent and control nuisances;
- B. Regulate sanitation and sanitary practices in the interests of public health; and
- C. Provide for the sanitary protection of water and food supplies and the control of sewage disposal. (Ord. 90 § 90.010, 1981)

15.08.020: **ZONING DISTRICT APPLICABILITY:**

The County or the individual districts or jurisdictions which comprise the County shall be considered the zoning district, for the purpose of inclusion in Nevada Revised Statutes 278.010 to 278.630 inclusive, and

specifically Nevada Revised Statutes 278.250 shall apply. (Ord. 90 § 90.110, 1981)

**15.08.030: AMENDMENTS:**

This Chapter is modeled after the Division of Health "Regulations Governing Mobile Homes and Mobile Home Parks (Trailer Courts)". It is the intent thereby to enact any and all changes and amendments issued by the Division of Health, and to incorporate them into this Chapter. The County may make additions or changes as required. (Ord. 90 § 90.130, 1981)

**15.08.040: DEFINITIONS:**

For the purposes of this Chapter, the following terms shall have the meanings set out in this Section:

**DEPENDENT MOBILE HOMES:** A mobile home without a toilet and/or bathing facilities.

**HEALTH AUTHORITY:** Officers and agents of the Health Division of the State, or officers and agents of the local boards of health.

**INDEPENDENT MOBILE HOME:** A mobile home having toilet and bathing facilities.

**MOBILE HOME:** A transportable, single-family dwelling unit suitable for year-round occupancy, and containing similar plumbing, waste disposal and electrical conveniences as immobile housing.

**MOBILE HOME LOT:** A parcel of land within a mobile home park for the placement of a single mobile home, and the exclusive use of its occupants.

**MOBILE HOME PARK:** A plot of ground divided into lots, under the ownership or management of one person, firm or corporation for the purpose of locating two (2) or more mobile homes for dwelling or sleeping purposes.

**PERMIT:** A written permit issued by the health authority allowing a person to operate and maintain a mobile home park subject to the provisions of this Chapter.

**PERSON:** A person, firm, corporation, partnership, association or agency of State, County or municipal government.

**SERVICE BUILDING:** A structure housing toilet, lavatory, shower and such other facilities as may be required by this Chapter.

**SEWER CONNECTION:** The connection consisting of all pipes, fittings and appurtenances from the drain outlet of the mobile home to the inlet of the corresponding sewer-riser pipe of the sewerage system serving the mobile home park.

**SEWER-RISER PIPE:** That portion of the sewer lateral which extends vertically and terminates above ground elevation to permit hookup with the mobile home sewer connection.

**WATER CONNECTION:** The connection consisting of all pipes, fittings and appurtenances from the water-riser pipe to the water-inlet pipe of the distribution system within the mobile home.

**WATER-RISER PIPE:** That portion of the water supply system serving the mobile home park which extends vertically above ground elevation and terminates at a designated point at each mobile home lot. (Ord. 90 § 90.030, 1981)

## ARTICLE II. PERMITS

### 15.08.050: **REQUIRED:**

Approval for construction of a mobile home park must be obtained from the County before commencing construction. All plans must meet all County laws, rules, regulations, ordinances and zoning requirements. (Ord. 90 § 90.040, 1981)

### 15.08.060: **APPLICATION; CONTENTS:**

The application for approval shall include:

- A. The name and address of the applicant and mobile home park;
- B. A legal description and complete plan of the proposed park, which shall contain the following information:
  1. The area and dimensions of the tract of land,
  2. The number, location and size of all mobile home lots, dependent and independent,
  3. The number, location and size of all automobile parking lots,
  4. The location and width of roadways and walkways,
  5. The method and plan of sewage disposal, including a percolation test and distance to the water table,
  6. The method and plan of water supply, including chemical analyses of the proposed water supply,

7. The method of garbage and refuse disposal,

8. The plan of electrical service,

9. The plans and specifications of all buildings and other improvements constructed, or to be constructed, within the mobile home park,

10. The size and location of the play area, if provided,

11. The size and location of the swimming pool, bathing place and bath-houses, if applicable,

12. The plans and location of the grocery store, food and drink establishments and recreation building within the mobile home park,

13. The method and plan for fire protection,

14. Evidence of compliance with local building and/or zoning requirements,

15. Topographic map;

- C. No major change or alterations shall be made to any part of the mobile home park, as outlined in the park plan, without the approval of the County. (Ord. 90 § 90.040, 1981)

### 15.08.070: **REVOCATION; PROCEDURE:**

Whenever the County finds unsanitary or other conditions or violations of this Chapter in the operation and maintenance of mobile home parks, it shall, in cases where it determines that a substantial and immedi-

ate hazard to public health or safety exists, take any of the following actions:

- A. Recommend to the Division of Health that such permit be revoked;
- B. Remove or abate such hazard;
- C. Take necessary steps to protect persons from such hazard; and
- D. Notify the holder of the permit or operator, and all persons who might be affected by such hazardous conditions, require specific corrective action and specify the time period within which such action shall be taken. (Ord. 90 § 90.100(1)(a), 1981)

**15.08.080: REVOCATION; NOTICE OF VIOLATION:**

Whenever the County finds unsanitary or other conditions or violations of this Chapter in the operation and maintenance of mobile home parks, it shall, in cases other than those described in Section 15.08.070 of this Article, issue a notice of violation to the holder of the permit or operator:

- A. Citing such conditions;
- B. Specifying the corrective action to be taken; and
- C. Specifying the time period within which such action shall be taken. (Ord. 90 § 90.100(1)(b)(2), 1981)

**15.08.090: HEARING:**

- A. When a permit is revoked without notice because of a substantial and

immediate hazard to public health and safety, the holder of the permit may request a hearing within ten (10) days after the County's action of revocation.

- B. In all other cases, the holder of the permit may request a hearing at any time prior to the expiration of time stated in the notice of violation, provided that at least ten (10) days shall be allowed any permit holder regardless of time periods stated in the notice of violation. (Ord. 90 § 90.100(3), (4), 1981)

**15.08.100: DECISION:**

- A. A request for a hearing shall be directed to the County. The County enforcement agency shall provide the permit holder with the opportunity to present all facts relevant to the issue of revocation. The decision of the enforcement agency shall be final.
- B. Nothing in this rule shall prevent the County from extending the time allowed for corrective action when the permit holder provides a written response within ten (10) days of receiving a notice of violation setting forth the nature and time needed for corrective action. The County and/or Division of Health shall require periodic reports as may be necessary to demonstrate reasonable progress toward final compliance. (Ord. 90 § 90.100(5), (6), 1981)

**ARTICLE III. DEVELOPMENT  
STANDARDS**

**15.08.110: GENERALLY:**

- A. All mobile home parks in the County which are constructed, reconstructed or extensively altered shall conform in their construction to the requirements of this Chapter.
- B. The mobile home park shall be located on a well-drained site, and be so situated and maintained as not to create a public health hazard or nuisance, and shall meet all applicable local laws, rules, regulations and/or zoning requirements. (Ord. 90 § 90.050(1), (2), 1981)

**15.08.120: AREA:**

The area of the mobile home park shall be adequate to accommodate:

- A. A maximum of eight (8) mobile homes per acre where community sewerage is not available. If community sewerage is available, a maximum of twelve (12) shall not be exceeded;
- B. The designated number of mobile home lots, independent and dependent;
- C. Necessary streets and roadways, parking and lighting;
- D. Service areas;
- E. Playgrounds, if provided;
- F. Water, sewage and refuse systems. (Ord. 90 § 90.050(3), 1981)

**15.08.130: LOTS; PARKING:**

- A. Each mobile home lot shall be numbered or designated by street number, or other suitable means, and the lot lines defined by corner markers or other suitable means. Each lot shall abut on a driveway or other clear area, with unobstructed access to a public street. Mobile homes shall be parked on such lots so that a spacing of at least fifteen feet (15') is maintained between adjacent mobile homes, together with their additions and other structures, excepting non-combustible awnings and excepting that mobile homes placed end to end need a clearance of only ten feet (10') when opposing rear walls are staggered.
- B. No mobile home shall be parked so that any part of such mobile home will obstruct any roadway or walkway. (Ord. 90 § 90.050(4), (5), 1981)

**15.08.140: SERVICE BUILDINGS:**

- A. Service buildings:
  1. Are optional for mobile home parks serving only independent mobile homes;
  2. Shall be conveniently located not more than two hundred feet (200') from any dependent mobile home lot, and not less than twenty feet (20') from any mobile home;
  3. Shall be adequately equipped with flush-type toilet fixtures and lavatories. Showers with hot and cold water shall be provided for the use of dependent mobile homes.

- B. Where community recreation structures are provided, an adequate and sufficient number of toilet and lavatory facilities, separate for each sex and in accordance with the appropriate plumbing code, shall be installed. Such facilities shall be housed in a building, or buildings, of comparable construction to that meeting State and local requirements.
- C. All food establishments, swimming pools and vending or dispensing machines shall meet all State and local laws, rules and regulations.
- D. Surfaced and lighted walkways shall be provided to all service buildings. (Ord. 90 § 90.050(9)-(12), 1981)

**15.08.150: ACCESSORY STRUCTURES:**

Carports, ramadas and porches may be erected, constructed or maintained on a mobile lot only as an accessory structure to a mobile home located on the same lot, and shall meet all State and local building laws, rules and regulations pertaining to structures. (Ord. 90 § 90.050(7), 1981)

**15.08.160: ACCESS ROADS:**

Access roads shall be provided to each mobile home lot, meeting all State and local requirements. Access roads shall be surfaced with crushed rocks, blacktop, concrete or other suitable material approved by the County. Each access road shall:

- A. Connect with a street or highway;
- B. Have a minimum width of twenty four feet (24'); and

- C. Be well-marked in the daytime and adequately lighted at night. (Ord. 90 § 90.050(8), 1981)

**ARTICLE IV. UTILITIES**

**15.08.170: GENERALLY:**

A mobile home shall not be occupied unless it is properly placed on a mobile home lot and connected to water, sewerage and electrical or gas utilities. (Ord. 90 § 90.050(6), 1981)

**15.08.180: WATER; PUBLIC SUPPLY:**

An accessible, adequate, safe and potable supply of water shall be provided in each mobile home park. For all new construction where a public supply of water of satisfactory quantity, quality and pressure is available, connection shall be made thereto and its supply used exclusively. (Ord. 90 § 90.060(1), 1981)

**15.08.190: WATER; PRIVATE SUPPLY:**

When a satisfactory public water supply is not available, a private water supply system shall be developed and used as approved by the health authority. Samples from private water supplies shall be submitted to the State Health Laboratory at least once each month for bacteriological analysis. (Ord. 90 § 90.060(1), 1981)

**15.08.200: CAPACITY:**

The water supply shall be capable of supplying a minimum of three hundred (300)

gallons per day per mobile home. This quantity must be available in an eight (8) hour period. (Ord. 90 § 90.060(2), 1981)

**15.08.210: WATER CONNECTIONS:**

- A. Individual water connections having a minimum of one-half inch ( $\frac{1}{2}$ " diameter and consisting of a water-riser pipe terminating at least four inches (4") above the ground surface shall be provided at each mobile home lot.
- B. Each water connection shall be equipped with a shut-off valve which is:
1. Not subject to flooding;
  2. Protected from freezing;
  3. Protected from damage from mobile home wheels; and with
  4. Ground-surface drainage away from the connection.
- C. Underground stop and waste valves shall not be installed on any water service. (Ord. 90 § 90.060(3), (4), 1981)

**15.08.220: SEWER SYSTEM GENERALLY:**

All sewage and wastewater from mobile homes and service buildings, and all other buildings, shall be drained to a sewage collection system and discharged to a public sewage treatment plant; provided, however, that where no public sewage treatment plant is available, a private system approved by the Division of Health shall be provided. The disposal system shall be

located and maintained where it will not create a nuisance or a health hazard to the park occupants, or to the owner or occupants of any adjacent property. (Ord. 90 § 90.070(1), 1981)

**15.08.230: SEWER SYSTEM; PRIVATE:**

- A. When a community sewerage system is not available, the following shall be used in design of a private sewerage system:
1. Three (3) people per trailer;
  2. One hundred (100) gallons of sewerage per person per day;
  3. Septic tank capacity of three hundred (300) gallons per trailer per day, plus six hundred (600) gallons, for sludge storage, for each ten (10) trailers or fraction thereof.
- B. Septic tanks and leach systems shall be constructed in accordance with the latest recommendations or regulations of the Division of Health of the state. (Ord. 90 § 90.070(6), 1981)

**15.08.240: SEWER LINES:**

- A. All sewer lines shall be located in trenches of sufficient depth to be free of breakage from traffic or other vehicular movements, and shall be separated from the park water supply system at a safe distance, according to the Division of Health and the Division of Water Resources of the State. All sewer lines shall be constructed of materials approved by the County.

- B. Sewers shall be at a grade which will ensure a velocity of two feet (2') per second when flowing full. (Ord. 90 § 90.070(2), 1981)

**15.08.250: SEWER CONNECTIONS:**

The sewer connection shall have a minimum diameter of at least three inches (3"), and the slope of any portion thereof shall be at least one-fourth inch ( $\frac{1}{4}$ " ) per foot. The sewer connection shall consist of one pipeline only without any branch fittings. All joints shall be leakproof and insectproof. (Ord. 90 § 90.070(4), 1981)

**15.08.260: SEWER-RISER PIPE:**

- A. Each mobile home lot shall be provided with at least four inch (4") diameter sewer-riser pipe. The sewer-riser pipe shall be so located on each mobile home lot that the sewer connection to the mobile home drain outlet will approximate a vertical position.
- B. The sewer-riser pipe shall be capped when a mobile home does not occupy the lot. Surface drainage shall be diverted away from the riser. The rim of the riser pipe shall extend above ground elevation and be equipped with a standard threaded fitting. (Ord. 90 § 90.070(3), (5), 1981)

**15.08.270: REFUSE COLLECTION GENERALLY:**

The storage, collection and disposal of refuse in the mobile home park shall be so conducted as to create no health hazards, rodent harborage, insect-breeding areas,

accident or fire hazards or air pollution. (Ord. 90 § 90.080(1), 1981)

**15.08.280: COLLECTION BY PARK:**

Where suitable collection service is not available from municipal or private agencies, the mobile home park operation shall provide this service. (Ord. 90 § 90.080(3), 1981)

**15.08.290: CONTAINERS GENERAL-  
LY:**

All refuse shall be collected and transported in covered vehicles or covered containers to an approved disposal site, or disposed of by other methods approved by the health authority and/or air pollution control authorities. (Ord. 90 § 90.080(4), 1981)

**15.08.300: CONTAINERS; RESTRICTIONS:**

Where individual refuse collection is not available, refuse shall be stored in flytight, waterproof, rodentproof containers, which shall be located not more than one hundred fifty feet (150') from any mobile home lot. Containers shall be maintained on collection stands designed to prevent tipping, and shall be provided in sufficient number and capacity to properly store all refuse. (Ord. 90 § 90.080(2), 1981)

**ARTICLE V. MANAGEMENT**

**15.08.310: COMPLIANCE:**

The person to whom a license for a mobile home park is issued shall operate the park

15.08.310

15.08.320

in compliance with the provisions of this Chapter, and shall provide adequate supervision to maintain the park, its facilities and equipment in good repair, and in a clean and sanitary manner. (Ord. 90 § 90.090(1), 1981)

**15.08.320: ANIMALS; RESTRICTIONS:**

The park management shall not allow the owner or person in charge of a dog, cat or other pet animal to permit it to run at large, or to commit any nuisance within the limits of any mobile home park. (Ord. 90 § 90.090(3), 1981)

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## CHAPTER 461A - MOBILE HOMES AND PARKS

## GENERAL PROVISIONS

<a href="#">NRS 461A.010</a>	Definitions.
<a href="#">NRS 461A.020</a>	“Administrator” defined.
<a href="#">NRS 461A.030</a>	“Agency for enforcement” and “agency” defined.
<a href="#">NRS 461A.035</a>	“Corporate cooperative park” defined.
<a href="#">NRS 461A.040</a>	“Division” defined.
<a href="#">NRS 461A.050</a>	“Mobile home” defined.
<a href="#">NRS 461A.060</a>	“Nuisance” defined.
<a href="#">NRS 461A.065</a>	“Recreational vehicle” defined.
<a href="#">NRS 461A.070</a>	Applicability of chapter.

## ADMINISTRATION AND ENFORCEMENT

<a href="#">NRS 461A.080</a>	Administration of chapter.
<a href="#">NRS 461A.090</a>	Powers of Administrator or person designated by agency for enforcement.
<a href="#">NRS 461A.100</a>	Enforcement of subpoena issued by agency.
<a href="#">NRS 461A.105</a>	Checklist of provisions of chapter: Duties of Division and owners of mobile home parks.
<a href="#">NRS 461A.110</a>	Enforcement of chapter by city or county.
<a href="#">NRS 461A.115</a>	Duty to inspect and report mobile homes suspected of being substandard or mobile home parks suspected of being operated in violation of applicable law.

## SUBSTANDARD MOBILE HOMES

<a href="#">NRS 461A.120</a>	Conditions which render mobile home substandard.
<a href="#">NRS 461A.130</a>	Declaration of substandard mobile home as nuisance; abatement; restrictions on use.
<a href="#">NRS 461A.140</a>	Duties of agency upon finding mobile home substandard.
<a href="#">NRS 461A.150</a>	Procedure for ordering substandard mobile home to be repaired, vacated or demolished; notice to vacate.
<a href="#">NRS 461A.160</a>	Agency may cause prosecution or institute action if person fails to obey order.
<a href="#">NRS 461A.170</a>	Notice to vacate; agency may make repairs or demolish; extension for compliance with order; interference with repair or demolition prohibited; agency may require services of architect or engineer.
<a href="#">NRS 461A.180</a>	Notice to owner or lienholder; hearing; final order.
<a href="#">NRS 461A.190</a>	Objection to hearing or order to abate nuisance is waived if no action brought within 30 days after posting or receipt of order.
<a href="#">NRS 461A.200</a>	Liability for cost of abating nuisance.
<a href="#">NRS 461A.210</a>	Notice to Division of demolition, dismantling or order for repair, vacation or demolition.

## MOBILE HOME PARKS

<a href="#">NRS 461A.215</a>	Board of directors or trustees of mobile home park owned or leased by nonprofit organization; operation of nonprofit organization and mobile home park.
<a href="#">NRS 461A.220</a>	Permit for construction; fees; deposit of money in Fund for Manufactured Housing; expenses.
<a href="#">NRS 461A.223</a>	Construction, expansion or operation: Certification of safety of water and sewage systems required; annual inspections; fees.
<a href="#">NRS 461A.225</a>	Initial business license: Inspection required.
<a href="#">NRS 461A.227</a>	Business license: Municipality prohibited from issuing without proof of compliance with applicable law.
<a href="#">NRS 461A.230</a>	Provision of service for electricity, gas and water.
<a href="#">NRS 461A.233</a>	Local agency required to notify Administrator of violations.
<a href="#">NRS 461A.237</a>	Condemnation if chronic conditions render mobile homes in park substandard.

## UNLAWFUL ACTS AND PENALTIES

<a href="#">NRS 461A.240</a>	Unlawful acts.
<a href="#">NRS 461A.250</a>	Criminal, civil and administrative penalties; disposition of money collected as civil penalties.
<a href="#">NRS 461A.260</a>	Disposition of money collected as administrative fines; delegation of power to conduct enforcement proceedings and take disciplinary action; claims for attorney’s fees and investigative costs.

## GENERAL PROVISIONS

**NRS 461A.010 Definitions.** As used in this chapter, unless the context otherwise requires, the words and terms defined in [NRS 461A.020](#) to [461A.065](#), inclusive, have the meanings ascribed to them in those sections.  
(Added to NRS by 1981, 1229; A 2001, 1728; 2003, 1732)

**NRS 461A.020 “Administrator” defined.** “Administrator” means the chief of the Manufactured Housing Division.  
(Added to NRS by 1981, 1229)

**NRS 461A.030 “Agency for enforcement” and “agency” defined.** “Agency for enforcement” or “agency” means the Division or the city or county which has responsibility for the enforcement of the provisions of this chapter and the regulations adopted under it.  
(Added to NRS by 1981, 1229)

**NRS 461A.035 “Corporate cooperative park” defined.** “Corporate cooperative park” has the meaning ascribed to it in [NRS 118B.0117](#).  
(Added to NRS by [2003, 1732](#))

**NRS 461A.040 “Division” defined.** “Division” means the Manufactured Housing Division of the Department of Business and Industry.  
(Added to NRS by 1981, 1229; A 1993, 1635)

**NRS 461A.050 “Mobile home” defined.** “Mobile home” means a vehicular structure without independent motive power, built on a chassis or frame, which is:

1. Designed to be used with or without a permanent foundation;
2. Capable of being drawn by a motor vehicle; and
3. Used for year-round occupancy as a residence, when connected to utilities, by one person who maintains a household or by two or more persons who maintain a common household.

↳ Except as provided in [NRS 461A.070](#) the term does not include recreational vehicle.  
(Added to NRS by 1981, 1229)

**NRS 461A.060 “Nuisance” defined.** “Nuisance” includes:

1. Any nuisance as defined in [NRS 40.140](#).
  2. As determined by the agency:
    - (a) Insufficient ventilation or illumination; or
    - (b) Inadequate or unsanitary sewage or plumbing facilities.
  3. As determined by the county health officer:
    - (a) Uncleanliness;
    - (b) Any situation which renders air, food or drink unwholesome or detrimental to the health of human beings; or
    - (c) Any situation which is dangerous to human life or is detrimental to the health of human beings.
- (Added to NRS by 1981, 1229)

**NRS 461A.065 “Recreational vehicle” defined.** “Recreational vehicle” includes, without limitation, a recreational park trailer as defined in [NRS 482.1005](#).  
(Added to NRS by [2001, 1728](#))

**NRS 461A.070 Applicability of chapter.** The provisions of this chapter apply equally to movable structures without motive power which are equipped for occupancy for industrial or commercial purposes, recreational vehicles, factory built housing, modular buildings and mobile home accessory buildings and structures when such structures or vehicles are used as a dwelling for a period of 30 days or more at one location.

(Added to NRS by 1981, 1236)

## ADMINISTRATION AND ENFORCEMENT

**NRS 461A.080 Administration of chapter.** Except as otherwise provided in [NRS 461A.110](#), the provisions of this chapter shall be administered by the Division, subject to administrative supervision by the Director of the Department of Business and Industry.  
(Added to NRS by 1981, 1230; A 1993, 1635)

**NRS 461A.090 Powers of Administrator or person designated by agency for enforcement.**

1. In order to carry out the provisions of this chapter, the Administrator or a person designated by an agency for enforcement may:
  - (a) Issue subpoenas for the attendance of witnesses or the production of books, papers and documents; and
  - (b) Conduct hearings.
2. The Administrator may make inspections of and approve or disapprove plans and specifications for proposed mobile home parks and alteration of mobile home parks. When it is necessary to make an inspection to enforce any of the provisions of this chapter or when the Administrator or his authorized representative has reasonable cause to believe that there exists in any mobile home, mobile home lot or mobile home park any condition or violation which makes it unsafe, dangerous or hazardous, the Administrator or his authorized representative may enter it at any reasonable time to inspect it or to perform any duty imposed on the Administrator with respect to it. The Administrator shall first make a reasonable effort to locate the owner or other person having charge or control of the mobile home or mobile home lot or park, and if that person is located, shall present to him proper credentials and request entry. If that person is not located or entry is refused, the Administrator or his authorized representative has recourse to every remedy provided by law to secure entry.
3. A magistrate shall issue a warrant to permit an inspection if the Administrator has shown:
  - (a) Evidence that a violation of a provision of this chapter or a regulation adopted under it has been committed or is being committed; or
  - (b) That the mobile home or mobile home lot or park has been chosen for an inspection on the basis of a general administrative plan for the enforcement of the provisions of this chapter and the regulations adopted under it.
4. The Administrator shall adopt regulations to carry out the purposes of this chapter and to govern the use and occupancy of mobile homes and premises. The regulations must establish minimum requirements to protect the health and safety of the occupants and the public and must provide for the abatement of any substandard, unsafe or unsanitary condition of a mobile home or premises or of the electrical, mechanical or plumbing systems therein.
5. The Administrator shall adopt regulations to govern the construction and alteration of mobile home parks and lots within the parks and the abatement of any substandard, unsafe or unsanitary condition of a mobile home park. The regulations must establish standards to protect the health, safety and general welfare of the residents of the parks, and must contain provisions relating to:
  - (a) The construction and maintenance of roadways, driveways, walkways and permanent buildings;

- (b) Plumbing and the supply of water;
- (c) Disposal of refuse and sewage;
- (d) Electrical wiring, fixtures and equipment, any related installations;
- (e) Gas equipment and related installations;
- (f) Prevention of fire and fire protection; and
- (g) Other matters which relate to the health and safety of residents.

6. When construction, rebuilding or other work is being performed or is about to be performed in violation of the provisions of this chapter or a regulation adopted pursuant to this chapter, the Administrator may order the work stopped by written notice served on any person performing the work or causing the work to be done, and the person shall immediately stop the work until authorized by the Administrator to proceed.

(Added to NRS by 1981, 1230)

#### **NRS 461A.100 Enforcement of subpoena issued by agency.**

1. The district court for the county in which any investigation or hearing is being conducted by the agency for enforcement pursuant to the provisions of this chapter may compel the attendance of witnesses, the giving of testimony and the production of books and papers as required by a subpoena issued by the agency.

2. If any witness refuses to attend or testify or produce any papers required by a subpoena, the agency may report to the district court for the county in which the investigation or hearing is pending by petition, setting forth that:

- (a) Due notice has been given of the time and place of attendance of the witness or the production of the books and papers;
- (b) The witness has been subpoenaed in the manner prescribed in this chapter; and
- (c) The witness has failed or refused to attend or produce the papers required by subpoena before the agency in the investigation or hearing named in the subpoena, or has refused to answer questions propounded to him in the course of the investigation or hearing,

and asking for an order of the court compelling the witness to attend and testify or produce the books or papers before the agency.

3. Upon such petition, the court shall enter an order directing the witness to appear before the court at a time and place to be fixed by the court in its order, the time to be not more than 10 days from the date of the order, and then and there show cause why he has not attended or testified or produced the books or papers before the agency. A certified copy of the order must be served upon the witness.

4. If it appears to the court that the subpoena was regularly issued by the agency, the court shall enter an order that the witness appear before the agency at the time and place fixed in the order and testify or produce the required books or papers, and upon failure to obey the order the witness shall be dealt with as for contempt of court.

(Added to NRS by 1981, 1235)

#### **NRS 461A.105 Checklist of provisions of chapter: Duties of Division and owners of mobile home parks.**

1. The Division shall:

- (a) Provide to each owner of a mobile home park a checklist of the provisions of this chapter which must include, without limitation:
  - (1) Contact information regarding the Division; and
  - (2) A simple description of each provision of this chapter; and
- (b) Update the checklist each time a provision of this chapter is added, amended or repealed.

2. Each owner of a mobile home park shall provide a copy of the checklist to each manager and assistant manager of the mobile home park.

3. In preparing the checklist pursuant to this section, the Division may consult with any public or private entities, including, without limitation, the representatives of owners and tenants of mobile home parks.

4. As used in this section, "manager" has the meaning ascribed to it in [NRS 118B.0145](#).

(Added to NRS by 2005, 2331)

#### **NRS 461A.110 Enforcement of chapter by city or county.**

1. Each city and county may enforce this chapter and regulations adopted pursuant to this chapter. If any city or county fails to enforce this chapter, the Division shall enforce it in the territory of that city or county.

2. The governing body of any city or county may adopt an ordinance which is as stringent as or more stringent than the provisions of this chapter.

(Added to NRS by 1981, 1236)

**NRS 461A.115 Duty to inspect and report mobile homes suspected of being substandard or mobile home parks suspected of being operated in violation of applicable law.** If an agency for enforcement has cause to believe that a mobile home is substandard or that the owner of a mobile home lot or mobile home park is in violation of any applicable health or safety code or regulation, or is in violation of any provision of this chapter or any regulation adopted pursuant thereto, the agency shall:

1. Inspect the mobile home, mobile home lot or mobile home park not later than 3 business days after the agency learns of the alleged substandard condition or violation; and

2. Make a report of the inspection to the Administrator not later than 2 business days after completing the inspection.

(Added to NRS by 2005, 2331)

### **SUBSTANDARD MOBILE HOMES**

**NRS 461A.120 Conditions which render mobile home substandard.** Any mobile home where there exists any of the following listed conditions which endangers the life, health, property, safety or welfare of the public or the occupants of the mobile home is hereby declared to be substandard:

- 1. Inadequate sanitation.
- 2. Structural hazards.
- 3. Nuisance.
- 4. Hazardous wiring.
- 5. Hazardous plumbing.
- 6. Hazardous mechanical equipment.
- 7. Faulty weather protection.
- 8. A condition as to cause a fire or explosion.

9. Faulty materials of construction.
  10. Hazardous or unsanitary premises.
- (Added to NRS by 1981, 1231)

**NRS 461A.130 Declaration of substandard mobile home as nuisance; abatement; restrictions on use.** Any mobile home which is determined to be substandard by the agency is hereby declared to be a nuisance and:

1. Must be abated by repair, demolition or removal; and
  2. Must not be rented, leased or sold or offered for rent, lease or sale until the nuisance is abated.
- (Added to NRS by 1981, 1231; A 1993, 2053)

**NRS 461A.140 Duties of agency upon finding mobile home substandard.**

1. When the agency has inspected or caused to be inspected any mobile home and has determined that the mobile home is substandard, proceedings to cause the mobile home to be repaired, vacated or demolished must be commenced.

2. The agency shall issue an order directed to the owner and lienholder of the mobile home and the owner of the land on which the mobile home is located. If the agency is a city or county, it shall mail a copy of the order to the Division. The order must contain:

(a) The street address and legal description sufficient for identification of the mobile home and premises upon which the mobile home is located, and the serial number of the mobile home.

(b) A statement that the agency has found the mobile home to be substandard with a brief and concise description of the conditions found to render the mobile home substandard under the provisions of this chapter.

(c) A statement as follows of the action required to be taken as determined by the agency:

(1) If the agency has determined that the mobile home must be repaired, the order must state that all required permits must be secured and the work physically commenced within 60 days from the date of the order and completed within such time as the agency shall determine is reasonable under all of the circumstances.

(2) If the agency has determined that the mobile home must be vacated, the order must state that the mobile home must be vacated within a certain time after the date of the order as determined by the agency to be reasonable.

(3) If the agency has determined that the mobile home must be demolished, the order must state that the mobile home must be vacated within such time as the agency determines is reasonable, not to exceed 60 days after the date of the order, that all required permits must be secured within 60 days after the date of the order, and that the demolition must be completed within such time as the agency determines is reasonable.

(d) Statements advising that if any required repair or demolition work, where the mobile home was not required to be vacated, is not commenced within the time specified, the agency will order the mobile home vacated and posted to prevent further occupancy until the work is completed, and may proceed to cause the work to be done and charge the costs of repair as provided by this chapter.

(e) Statements advising that any person having any title or legal interest in the mobile home may appeal from the order or any action of the agency and that the appeal must be made in writing and filed with the agency within 10 days after the date of the service of the order and that failure to appeal constitutes a waiver of all rights to an administrative hearing and determination of the matter.

(Added to NRS by 1981, 1231; A 1993, 2053)

**NRS 461A.150 Procedure for ordering substandard mobile home to be repaired, vacated or demolished; notice to vacate.**

1. The following procedure must be followed by the agency in ordering that a substandard mobile home be repaired, vacated or demolished:

(a) If any mobile home is declared substandard under this chapter it must either be repaired or it may be demolished at the option of the owner and lienholder.

(b) If the mobile home is in such condition as to make it immediately dangerous to the life, property or safety of the public or of the occupants, it must be ordered to be vacated.

2. Every notice to vacate must, in addition to being served, be posted in a conspicuous place on the mobile home, and must be in substantially the following form:

DO NOT ENTER  
UNSAFE TO OCCUPY

It is a misdemeanor to occupy this structure or to remove or deface this notice.

The notice must also briefly and concisely specify the conditions which necessitate the posting.

3. A person shall not remain in or enter any mobile home to which a notice pursuant to subsection 2 has been posted, except that entry may be made to repair, demolish or remove the mobile home under a permit from the agency. A person shall not remove or deface any such notice after it is posted until the required repairs, demolition or removal has been completed and a certificate of occupancy has been issued.

(Added to NRS by 1981, 1232; A 1985, 337)

**NRS 461A.160 Agency may cause prosecution or institute action if person fails to obey order.** If, after any order of the agency has become final, the person to whom the order is directed fails to obey the order, the agency may cause the person to be prosecuted or institute any appropriate action to abate the substandard mobile home.

(Added to NRS by 1981, 1233)

**NRS 461A.170 Notice to vacate; agency may make repairs or demolish; extension for compliance with order; interference with repair or demolition prohibited; agency may require services of architect or engineer.**

1. If the required repair or demolition is not commenced within 30 days after a final order issued under this chapter becomes effective:

(a) The agency shall cause the mobile home described in the order to be vacated by posting in a conspicuous place on the mobile home a notice reading:

SUBSTANDARD STRUCTURE  
DO NOT OCCUPY

It is a misdemeanor to occupy this structure or to remove or deface this notice.

(b) A person shall not occupy any mobile home to which a notice pursuant to paragraph (a) has been posted. A person shall not remove or deface any notice so posted until the repairs, demolition or removal ordered by the agency have been completed and a certificate of occupancy has been issued.

(c) The agency may, in addition to any other remedy provided in this section:

(1) Cause the mobile home to be repaired to the extent necessary to correct the conditions which render the mobile home substandard as set forth in the order; or

(2) If the order required demolition, cause the mobile home to be sold and demolished or, to be demolished and the materials, rubble and debris removed and the lot cleaned.

↪ Any such repair or demolition work must be accomplished and the cost paid and recovered in the manner provided in this chapter. Any surplus realized from the sale of the mobile home or from its demolition, above the cost of demolition and of cleaning the lot, must be paid to the person lawfully entitled to the money.

2. Upon receipt of any application from the person required to conform to the order and an agreement by the person that he will comply with the order if allowed additional time, the agency may grant an extension, not to exceed an additional 120 days, within which to complete the repairs or demolition, if the agency determines that an extension will not create or perpetuate a situation imminently dangerous to life or property. The agency's authority to extend time is limited to the physical repair or demolition of the mobile home and must not extend the time to appeal the order.

3. A person shall not obstruct, impede or interfere with any officer, employee, contractor or authorized representative of the agency or with any person who owns or holds any interest in a mobile home which has been ordered repaired, vacated or demolished under the provisions of this chapter, or with any person to whom the mobile home has been lawfully sold pursuant to the provisions of this chapter, whenever the authorized person is engaged in the work of repairing, vacating and repairing, or demolishing the mobile home pursuant to the provisions of this chapter, or in performing any necessary act preliminary to or incidental to such work or authorized or directed pursuant to this chapter.

4. The agency may require the plans for repair to be prepared by an architect or engineer at the expense of the owner.

(Added to NRS by 1981, 1233; A 1985, 337)

#### **NRS 461A.180 Notice to owner or lienholder; hearing; final order.**

1. Any person against whom an action is taken pursuant to this chapter is entitled to notice in the form of an order and a hearing before the agency for enforcement in accordance with regulations of the agency.

2. Upon request for such a hearing, the owner or lienholder of the mobile home or the owner of the land on which the mobile home is located must be granted a hearing on the matter before an authorized representative of the agency or any other board, commission or official authorized to conduct such hearings. This request must be made to the agency within 10 days after personal service or acknowledgment of receipt by mail of the order. If the owner of the land on which the mobile home is located submits a sworn written statement denying responsibility for the presence of the mobile home on his land within the prescribed period of time, this statement shall be deemed a request for a hearing which does not require the presence of the owner who submitted the request. If such a request is not received within 10 days from the date of personal service or acknowledgment of receipt by mail of the order, the agency may abate the substandard mobile home.

3. Upon receipt of a request for a hearing or a sworn written statement by the owner of the land on which the mobile home is located, denying responsibility for the presence of the mobile home on his land, the agency shall set a time and place for a hearing and shall give the petitioner written notice of it. Receipt of the request for a hearing or a statement by the owner of the land on which the mobile home is located, operates to delay any action by the agency until after the hearing.

4. Upon receipt of a request for a hearing the agency shall give a second notice directing the owner and lienholder of the mobile home and the owner of the land on which the mobile home is located to appear at a stated time and place to show cause why the substandard mobile home should not be abated.

5. At the time and place fixed in the notice given pursuant to subsection 4 the authorized representative of the agency or other board, commission or official authorized to conduct the hearing shall proceed to hear the testimony of the officers or employees of the agency and the owner of the mobile home or his representatives respecting the condition of the mobile home, the estimated cost of its repair or removal and any other pertinent matters. Upon the conclusion of the hearing, the person conducting the hearing shall render a decision in the matter which must be reported to the agency. If the mobile home is found to be a nuisance, the owner, lienholder or owner of the land must be ordered to abate the nuisance within 30 days after the date of personal service or acknowledgment of receipt by mail of the order.

6. The agency shall post a copy of the order to abate the substandard mobile home in a conspicuous place on the mobile home. A copy of the order must also be mailed or delivered by personal service to the owner of the property on which the mobile home is located, and to the last owner and lienholder of record of the mobile home.

(Added to NRS by 1981, 1234)

**NRS 461A.190 Objection to hearing or order to abate nuisance is waived if no action brought within 30 days after posting or receipt of order.** Any owner or other interested person who has an objection to the hearing or the agency ordering the abatement of a nuisance must bring an action in a court of competent jurisdiction within 30 days after the date of the posting of the order on the mobile home or receipt of the order pursuant to NRS 461A.180 or the objection shall be deemed waived.

(Added to NRS by 1981, 1235)

**NRS 461A.200 Liability for cost of abating nuisance.** The owner or the lienholder of the mobile home is liable for the cost of abating the nuisance. If the mobile home is in such condition that identification numbers are not available to determine ownership or the agency is unable to locate the owner or the lienholder of the mobile home, the owner of the land on which the mobile home is located is liable for the costs.

(Added to NRS by 1981, 1235)

**NRS 461A.210 Notice to Division of demolition, dismantling or order for repair, vacation or demolition.** A notice identifying each mobile home which has been demolished, dismantled or the subject of an order issued pursuant to NRS 461A.140, must be sent to the Division within 15 days after the demolition, dismantling or completion of all proceedings, including appeals, conducted in connection with the order. The notice must contain all available evidence of ownership or the certificate of title.

(Added to NRS by 1981, 1235; A 1993, 2054)

### **MOBILE HOME PARKS**

**NRS 461A.215 Board of directors or trustees of mobile home park owned or leased by nonprofit organization; operation of nonprofit organization and mobile home park.**

1. Notwithstanding any provision of law to the contrary, if a nonprofit organization owns or leases a mobile home park:
  - (a) The board of directors or trustees which controls the mobile home park must be selected as set forth in this section; and
  - (b) The provisions of this section govern the operation of the nonprofit organization and the mobile home park.
2. If a nonprofit organization owns or leases only one mobile home park, the board of directors or trustees which controls the mobile home park must be composed of:
  - (a) Three directors or trustees who are residents of the mobile home park and are elected by a majority of the residents who live in the mobile home park, with each unit in the mobile home park authorized to cast one vote;
  - (b) Except as otherwise provided in subsection 4, three directors or trustees appointed by the governing body of the local government with jurisdiction over the location of the mobile home park; and
  - (c) Three directors or trustees elected by a majority of the other directors or trustees selected pursuant to this subsection.
3. If a nonprofit organization owns or leases more than one mobile home park, the board of directors or trustees which controls the mobile home parks must be composed of:
  - (a) For each mobile home park, one director or trustee who is a resident of that mobile home park and is elected by a majority of the residents who live in that mobile home park, with each unit in the mobile home park authorized to cast one vote;
  - (b) Except as otherwise provided in subsection 4, one director or trustee appointed for each mobile home park by the governing body of the local government with jurisdiction over the location of that mobile home park; and
  - (c) For each mobile home park, one director or trustee elected by a majority of the other directors or trustees selected pursuant to this subsection.
4. The governing body of a local government with jurisdiction over the location of a mobile home park owned or leased by a nonprofit organization shall not appoint a director or trustee pursuant to paragraph (b) of subsection 2 or paragraph (b) of subsection 3 unless the land upon which the mobile home park is located or the improvements to that land are owned by any governmental entity, patented to any governmental entity or leased to the nonprofit organization by any governmental entity.
5. The term of office of a director or trustee selected pursuant to this section:
  - (a) Is 2 years, except that upon the expiration of his term of office he shall continue to serve until his successor is selected; and
  - (b) Commences on July 1 of each odd-numbered year.
6. Any vacancy occurring in the membership of the board of directors or trustees selected pursuant to this section must be filled in the same manner as the original election or appointment.
7. The Attorney General shall:
  - (a) Enforce the provisions of this section;
  - (b) Investigate suspected violations of the provisions of this section; and
  - (c) Institute proceedings on behalf of this State, an agency or political subdivision of this State, or as parens patriae of a person residing in a mobile home park:
    - (1) For injunctive relief to prevent and restrain a violation of any provision of this section; and
    - (2) To collect any costs or fees awarded pursuant to the provisions of this section.
8. The provisions of this section may be enforced with regard to a nonprofit organization or a mobile home park by:
  - (a) The nonprofit organization;
  - (b) The board of directors or trustees required to be selected pursuant to this section, or any member thereof;
  - (c) A person who claims membership on the board of directors or trustees required to be selected pursuant to this section;
  - (d) A resident of the mobile home park;
  - (e) The local government with jurisdiction over the location of the mobile home park; or
  - (f) Any combination of the persons described in paragraphs (a) to (e), inclusive.
9. In any action to enforce the provisions of this section, including, without limitation, an action to prevent or restrain a violation of the provisions of this section, if a person is found to have knowingly acted as a director or trustee on a board of directors or trustees required to be selected pursuant to this section while he was not authorized to act as such a director or trustee pursuant to this section:
  - (a) The court shall award the prevailing party costs and attorney's fees;
  - (b) If the nonprofit organization which owns or leases a mobile home park participates in the action, the court shall award the nonprofit organization costs and attorney's fees; and
  - (c) Costs and attorney's fees awarded pursuant to this section must be recovered from the person. If in the same action to enforce the provisions of this section, more than one person is found to have knowingly acted as a director or trustee on a board of directors or trustees required to be selected pursuant to this section while he was not authorized to act as such a director or trustee pursuant to this section, each such person is jointly and severally liable for the costs and attorney's fees awarded pursuant to this section.
10. The provisions of this section do not apply to a corporate cooperative park.
11. As used in this section:
  - (a) "Board of directors or trustees which controls the mobile home park" means:
    - (1) If the nonprofit organization which owns or leases a mobile home park does not own or operate any substantial asset that is unrelated to the mobile home park, the board of directors or trustees of the nonprofit organization; or
    - (2) If the nonprofit organization which owns or leases a mobile home park owns or operates a substantial asset that is unrelated to the mobile home park, a board of directors or trustees which:
      - (I) Has full and independent control over the affairs of the nonprofit organization that are related to the mobile home park, including, without limitation, full and independent control over all policies, operation, property, assets, accounts and records of the nonprofit organization which are related to or derived from the park;
      - (II) Notwithstanding any provision of law to the contrary, exercises the powers described in sub-subparagraph (I) without being subject to any control by the board of directors or trustees of the nonprofit organization or any other person, group or entity within or related to the nonprofit organization; and
      - (III) If the nonprofit organization owns or leases more than one mobile home park, controls all of the mobile home parks owned or leased by the nonprofit organization.
  - (b) "Corporation for public benefit" has the meaning ascribed to it in NRS 82.021.
  - (c) "Governmental entity" includes, without limitation, the Federal Government, this State, an agency or political subdivision of this State, a municipal corporation and a housing authority.
  - (d) "Nonprofit organization" includes, without limitation, a corporation for public benefit.
  - (e) "Owns or leases a mobile home park" means being the owner or lessee of:

- (1) The land upon which the mobile home park is located; or
- (2) The improvements to the land upon which the mobile home park is located.

(Added to NRS by [2003, 1732](#); A [2005, 1604](#))

**NRS 461A.220 Permit for construction; fees; deposit of money in Fund for Manufactured Housing; expenses.**

1. A person shall not:
  - (a) Construct a mobile home park; or
  - (b) Construct or alter lots, roads or other facilities in a mobile home park,
 ↪ unless he has obtained a construction permit from the agency for enforcement.
2. Each agency for enforcement may charge and collect reasonable fees, specified by ordinance or regulation, for its services.
3. Except as otherwise provided in [NRS 461A.260](#) and [489.265](#), money collected by the Division pursuant to this chapter must be deposited in the State Treasury for credit to the Fund for Manufactured Housing created pursuant to [NRS 489.491](#). Expenses of enforcement of this chapter must be paid from the Fund.

(Added to NRS by 1981, 1236; A 1985, 295; 1995, 957; [2005, 2332](#))

**NRS 461A.223 Construction, expansion or operation: Certification of safety of water and sewage systems required; annual inspections; fees.**

1. A person shall not construct or expand a mobile home park unless he has obtained from the appropriate city, county or district board of health a permit certifying that the infrastructure of the park for the provision of water, septic and sanitation services does not endanger the safety or health of the tenants or the general public.
2. The city, county or district board of health shall annually inspect a park to ensure that the infrastructure of the park for the provision of water, septic and sanitation services does not endanger the safety or health of the tenants or the general public. Upon satisfactory completion of the inspection, the city, county or district board of health shall issue a permit to the owner of the park.
3. A person shall not operate a park without first obtaining a permit issued pursuant to subsection 2.
4. The governing body of a city or county or the city, county or district board of health may charge and collect reasonable fees to cover the costs of conducting inspections and issuing permits pursuant to this section.

(Added to NRS by [2005, 2331](#))

**NRS 461A.225 Initial business license: Inspection required.**

1. If a person applies for the initial business license for a mobile home park or acquires ownership of a mobile home park, the person shall, within 3 business days, notify the local fire department within whose jurisdiction the mobile home park is located.
2. Upon receiving notice pursuant to subsection 1, the local fire department shall inspect the mobile home park for fire hazards and compliance with applicable fire codes and regulations and shall notify the Administrator of any violations.

(Added to NRS by [2005, 2331](#))

**NRS 461A.227 Business license: Municipality prohibited from issuing without proof of compliance with applicable law.** A city or county shall not issue a business license for a mobile home park unless the person applying for the business license provides written proof from the agency for enforcement that the mobile home park is in compliance with all applicable fire, health and safety codes and regulations and the provisions of this chapter and any regulations adopted pursuant thereto.

(Added to NRS by [2005, 2331](#))

**NRS 461A.230 Provision of service for electricity, gas and water.**

1. Each mobile home park constructed after July 1, 1981, but before October 1, 1989, must provide direct electrical and gas service from a utility or an alternative seller to each lot if those services are available.
2. Each mobile home park constructed after October 1, 1989, must provide direct:
  - (a) Electrical and gas service from a public utility or an alternative seller, or a city, county or other governmental entity which provides electrical or gas service, to each lot if those services are available.
  - (b) Water service from a public utility or a city, county or other governmental entity which provides water service, the provisions of [NRS 704.230](#) notwithstanding, to the park if that service is available.
3. Except as otherwise provided in subsection 4, in a county whose population is 400,000 or more, each mobile home park constructed after October 1, 1995, must provide direct water service, as provided in paragraph (b) of subsection 2, that is connected to individual meters for each lot. The individual meters must be installed in compliance with any uniform design and construction standards adopted by the public utility or city, county or other governmental entity which provides water service in the county.
4. The provisions of subsection 3:
  - (a) Do not apply to a mobile home park constructed after October 1, 1995, if the mobile home park is operated by:
    - (1) A public housing authority; or
    - (2) A nonprofit corporation. As used in this subparagraph, "nonprofit corporation" does not include a corporate cooperative park.
  - (b) Do not prohibit a mobile home park constructed on or before October 1, 1995, from expanding the number of lots in the mobile home park if the expansion can be accommodated under the capacity, as it existed on October 1, 1995, of the service connection to the master meter for the mobile home park.

5. As used in this section, "alternative seller" has the meaning ascribed to it in [NRS 704.994](#).

(Added to NRS by 1981, 1236; A 1989, 1869; 1995, 920; [2001, 1770](#); [2003, 1732](#))

**NRS 461A.233 Local agency required to notify Administrator of violations.** If a local agency for enforcement determines that a mobile home park is in violation of any applicable health or safety code or regulation or is in violation of any provision of this chapter or any regulation adopted pursuant thereto, the local agency for enforcement shall notify the Administrator of the violation.

(Added to NRS by [2005, 2332](#))

**NRS 461A.237 Condemnation if chronic conditions render mobile homes in park substandard.** A mobile home park may, without limitation, be condemned if the agency for enforcement determines that there exists in the park chronic conditions that render mobile homes in the park substandard pursuant to [NRS 461A.120](#).

(Added to NRS by [2005, 2332](#))

**UNLAWFUL ACTS AND PENALTIES****NRS 461A.240 Unlawful acts.**

1. It is unlawful for the person ordered to abate a nuisance under this chapter to fail or refuse to remove or abate the nuisance within 60 days after the date of personal service or acknowledgment of receipt by mail of the order. After the expiration of the 60 days, the agency may abate the nuisance.

2. It is unlawful for any person to use, cause to be used or permit to be used for occupancy:

(a) Any mobile home which does not comply with the safety standards for the installation, support and tie down of mobile homes required by [NRS 489.251](#).

(b) Any mobile home that is not fit for the use for which it was intended or could cause an unreasonable risk or make it immediately dangerous to the life, health, property, safety or welfare of the public or of the occupants.

(c) Any mobile home in an unsanitary condition.

(d) Any mobile home which is structurally unsound or does not protect its occupants against the elements.

(e) Any mobile home which has been declared by the agency to be substandard.

(Added to NRS by 1981, 1235)

**NRS 461A.250 Criminal, civil and administrative penalties; disposition of money collected as civil penalties.**

1. Any person who knowingly or willfully violates any of the provisions of this chapter or any order issued by the agency for enforcement is guilty of a misdemeanor.

2. Except as otherwise provided in subsection 4, in addition to any criminal penalty that might be imposed, any person who knowingly or willfully violates any provision of this chapter or any regulation issued pursuant thereto is liable for a civil penalty of not more than \$500 for each violation or for each day of a continuing violation. The agency for enforcement may bring an action in the appropriate court to collect the civil penalty.

3. All money collected as civil penalties pursuant to the provisions of this chapter must be deposited in the State General Fund or the general fund of the city or county, as the case may be.

4. In addition to any criminal penalty that might be imposed, the Administrator may, in lieu of bringing an action to collect a civil penalty pursuant to subsection 2, impose on and collect from any person who knowingly or willfully violates any provision of this chapter or any regulation issued pursuant thereto an administrative fine of not more than \$500 for each violation or for each day of a continuing violation.

(Added to NRS by 1981, 1236; A [2005, 2333](#))

**NRS 461A.260 Disposition of money collected as administrative fines; delegation of power to conduct enforcement proceedings and take disciplinary action; claims for attorney's fees and investigative costs.**

1. Except as otherwise provided in this section, all money collected from administrative fines imposed pursuant to this chapter must be deposited in the State General Fund.

2. The money collected from an administrative fine may be deposited with the State Treasurer for credit to the Fund for Manufactured Housing created pursuant to [NRS 489.491](#) if:

(a) The person pays the administrative fine without exercising his right to a hearing to contest the administrative fine; or

(b) The administrative fine is imposed in a hearing conducted by a hearing officer or panel appointed by the Administrator.

3. The Administrator may appoint one or more hearing officers or panels and may delegate to those hearing officers or panels the power of the Administrator to conduct hearings and other proceedings, determine violations, impose fines and penalties and take other disciplinary action authorized by the provisions of this chapter.

4. If money collected from an administrative fine is deposited in the State General Fund, the Administrator may present a claim to the State Board of Examiners for recommendation to the Interim Finance Committee if money is needed to pay attorney's fees or the costs of an investigation, or both.

(Added to NRS by [2005, 2332](#))

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## CHAPTER 461A - MOBILE HOME PARKS AND LOTS

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## GENERAL PROVISIONS

**NAC 461A.010 Definitions.** (NRS 461A.090) As used in NAC 461A.010 to 461A.450, inclusive, unless the context otherwise requires, the words and terms defined in NAC 461A.012 to 461A.018, inclusive, have the meanings ascribed to them in those sections.

(Added to NAC by Mfd. Housing Div., eff. 6-29-84; A by R055-02, 7-18-2002)

**NAC 461A.012 “Agency for enforcement” defined.** (NRS 461A.090) “Agency for enforcement” has the meaning ascribed to it in NRS 461A.030.

(Added to NAC by Mfd. Housing Div. by R055-02, eff. 7-18-2002)

**NAC 461A.014 “Division” defined.** (NRS 461A.090) “Division” means the Manufactured Housing Division of the Department of Business and Industry.

(Added to NAC by Mfd. Housing Div. by R055-02, eff. 7-18-2002)

**NAC 461A.016 “Manager” defined.** (NRS 461A.090) “Manager” means the person in charge or in control of a mobile home park, whether or not he is the owner or employed by the owner. The term includes any company chosen by the landlord to administer or supervise the affairs of the mobile home park.

(Added to NAC by Mfd. Housing Div. by R055-02, eff. 7-18-2002)

**NAC 461A.018 “Mobile home stand” defined.** (NRS 461A.090) “Mobile home stand” means the portion of the mobile home lot to be occupied by the mobile home.

(Added to NAC by Mfd. Housing Div. by R055-02, eff. 7-18-2002)

**NAC 461A.020 Scope.** (NRS 461A.090) NAC 461A.010 to 461A.450, inclusive, apply to the construction and alteration of mobile home parks and lots. These sections and the technical standards contained therein do not apply:

1. To a system for the distribution of electricity, gas or water which is installed, owned or maintained by a public utility that is regulated by the Public Utilities Commission of Nevada.

2. In a county or city which has adopted its own ordinance that is as stringent as or more stringent than the provisions of NAC 461A.010 to 461A.450, inclusive, and chapter 461A of NRS and which has notified the Division in writing that it will enforce its own ordinance on the construction and alteration of mobile home parks and lots within the territory of the county or city.

(Added to NAC by Mfd. Housing Div., eff. 6-29-84; A by R055-02, 7-18-2002)

#### PERMITS

**NAC 461A.030 Application for permit.** (NRS 461A.090, 461A.220) An application for a permit to construct or alter a mobile home park may be submitted to the appropriate agency for enforcement. The application must include:

1. The applicant’s name and address;
2. The name and address of the mobile home park; and
3. A legal description of the land upon which the mobile home park is located or to be developed.

(Added to NAC by Mfd. Housing Div., eff. 6-29-84)

**NAC 461A.040 Plans and specifications: General requirements.** (NRS 461A.090, 461A.220)

1. An application for the construction or alteration of a mobile home park must be accompanied by three sets of plans and specifications for the project, unless the agency for enforcement determines that the proposed alteration of the park is of a minor nature. The plans and specifications must be prepared by a person who is licensed as a professional engineer or registered as an architect in this State and must include:

- (a) The area and dimensions of the tract of land;
- (b) The number of mobile home lots and the location and size of each;
- (c) The number of parking lots and the location and size of each;
- (d) The location and width of roadways and walkways;
- (e) The method and plan for supplying water, including a report of the chemical analysis of the water from the proposed source;
- (f) The method and plan for the disposal of sewage, including a report of a percolation test and a statement of the distance from the surface of the land to the water table;
- (g) The method for disposing of garbage and other refuse;
- (h) The plan for providing electricity;
- (i) The plans and specifications for each building and other improvement already constructed or to be constructed within the mobile home park;
- (j) The size and location of any play area;
- (k) The size and location of any swimming pool, bathing place or bathhouse;

- (l) The plans for and location of every building to be erected within the mobile home park other than the dwellings or accessory structures of tenants;
  - (m) The method and plan for fire protection;
  - (n) Evidence of compliance with the applicable local building and zoning requirements;
  - (o) A topographic map of the site for the mobile home park and the vicinity;
  - (p) The plan for providing natural gas or liquefied petroleum gas, if applicable;
  - (q) A detailed soils report pursuant to [NAC 461A.045](#); and
  - (r) A detailed report of the erosion control plans.
2. The plans and specifications must be of sufficient clarity to:
- (a) Indicate the nature and extent of all work proposed; and
  - (b) Show in detail that the work will conform to the provisions of [NAC 461A.010](#) to [461A.450](#), inclusive.
- (Added to NAC by Mfd. Housing Div., eff. 6-29-84; A by R055-02, 7-18-2002)

**NAC 461A.045 Plans and specifications: Soil reports. (NRS 461A.090, 461A.220)**

1. The plans and specifications required in the application for the construction or alteration of a mobile home park pursuant to [NAC 461A.040](#) must include a detailed soils report prepared by a professional engineer licensed in this State.
2. The soils report must include:
- (a) The bearing capacity of the native soils;
  - (b) The complete specifications and instructions for the construction of the mobile home stands;
  - (c) The identification of any areas in the boundaries of the project where native soils may not meet the minimum bearing capacity of 1,000 pounds per square foot but may be upgraded to meet the standards;
  - (d) The identification of any areas in the boundaries of the project where native soils are not suitable for the construction of a mobile home stand or any accessory building and that cannot be upgraded to meet the standards;
  - (e) The specifications and methods to be used to upgrade the areas identified by the professional engineer as not meeting the minimum standards but that can be upgraded; and
  - (f) The identification of any other condition that may have a negative effect on the intended use of the property.
- (Added to NAC by Mfd. Housing Div. by R055-02, eff. 7-18-2002)

**NAC 461A.050 Plans and specifications: Supply of water and disposal of sewage. (NRS 461A.090)** The applicant must send a copy of his plans and specifications relating to the supply of water and the disposal of sewage and other refuse to:

- 1. The Bureau of Health Protection Services of the Health Division in the Department of Health and Human Services; and
  - 2. The Division of Environmental Protection in the State Department of Conservation and Natural Resources.
- (Added to NAC by Mfd. Housing Div., eff. 6-29-84; A by Bd. of Health, 10-30-97)

**NAC 461A.055 Plans and specifications: Utility services. (NRS 461A.090, 461A.220, 461A.230)** An applicant for a permit to construct a mobile home park must show in his plans and specifications that the following utility services will be available for the proposed park and each mobile home lot within the park:

- 1. A source and continuing supply of potable water. The applicant must submit to the agency for enforcement evidence from the State Engineer, from the utility which supplies the water or from another appropriate authority that such water is available.
  - 2. An adequate system for the collection and disposal of all sewage.
  - 3. A source or sources of energy adequate to meet:
    - (a) The demands of the equipment installed in the mobile homes, buildings and other structures in the park; and
    - (b) The need for exterior lighting and any other need for external power in the park.
- (Added to NAC by Mfd. Housing Div., eff. 6-29-84)—(Substituted in revision for NAC 461A.080)

**NAC 461A.060 Plans and specifications and permit for construction to be kept on site; construction in accordance with plans and specifications. (NRS 461A.090, 461A.220)**

- 1. A set of plans and specifications which has been approved by the agency for enforcement and a copy of the permit for construction must be kept on the job site until the agency for enforcement has made a final inspection at the site.
  - 2. All construction must be performed in accordance with the approved plans and specifications, and these must not be changed without approval by the agency for enforcement.
- (Added to NAC by Mfd. Housing Div., eff. 6-29-84)

**NAC 461A.070 Action not precluded by issuance of permit. (NRS 461A.090, 461A.220)** The issuance of a permit based upon the plans and specifications submitted by an applicant does not preclude the agency for enforcement from thereafter:

1. Requiring the holder of the permit to correct any errors in the plans and specifications; or
2. Preventing occupancy of the mobile home park if the agency for enforcement finds that the park has been constructed in violation of [NAC 461A.010](#) to [461A.450](#), inclusive.  
(Added to NAC by Mfd. Housing Div., eff. 6-29-84; A by R055-02, 7-18-2002)

#### REQUIREMENTS FOR CONSTRUCTION AND ALTERATION

##### **NAC 461A.090 Inspections. ([NRS 461A.090](#))**

1. If the agency for enforcement does not provide the service of inspecting projects of construction or repair, the holder of the permit must engage a qualified inspector to perform inspections of the mobile home park while it is under construction.
2. The inspector must be licensed as a professional engineer or registered as an architect in this State or be some other person who is approved by the agency for enforcement.
3. The inspector shall:
  - (a) Inspect all phases of construction or repair in the mobile home park, including, without limitation, the installation of underground facilities, grading and paving, the pouring of concrete, and plumbing, mechanical and electrical work.
  - (b) Submit to the agency for enforcement periodic written reports on the progress of the construction.
  - (c) After the construction is completed, certify in writing to the agency for enforcement that the mobile home park conforms to the plans and specifications approved by the agency for enforcement.  
(Added to NAC by Mfd. Housing Div., eff. 6-29-84; A by R055-02, 7-18-2002)

##### **NAC 461A.100 Identification of lots and determination of boundaries. ([NRS 461A.090](#))**

1. Each mobile home lot must be numbered or designated by a street or lot number or by another method that adequately identifies the lot. The designation must be displayed on:
  - (a) A location facing the roadway; or
  - (b) The front of the mobile home.
2. The boundaries of each lot must be defined by corner markers or other adequate means. The inside surface of any fence or windbreak erected parallel to and delineating those boundaries or any perimeter wall or other enclosure of the park erected inside the property line shall be deemed to be the boundary of the lot.  
(Added to NAC by Mfd. Housing Div., eff. 6-29-84)

##### **NAC 461A.110 Marking underground utility lines. ([NRS 461A.090](#))**

1. The underground location of electric cables, gas piping, water piping and sewer lines which are buried along the periphery of a lot or within 4 feet of a mobile home stand must be indicated by underground markers in the form of tapes, electrically connected wires or other means for locating the underground lines. Signs may be erected above ground to assist in locating the lines, but such signs must not be used in lieu of the required system of underground markers.
2. The holder of the permit shall accurately plot the location of all underground utility lines when they are installed. He shall keep a copy of this plot for reference at the mobile home park and upon request, make it available to the agency for enforcement.  
(Added to NAC by Mfd. Housing Div., eff. 6-29-84)

##### **NAC 461A.120 Evaluation of proposed site; unforeseen hazards or impediments. ([NRS 461A.090](#))**

1. Upon receipt of an application for the construction of a mobile home park, the agency for enforcement shall evaluate each proposed site for a mobile home lot:
  - (a) To determine whether the site is suitable for its intended use;
  - (b) To ensure that the intended use would be in compliance with applicable federal, state and local laws; and
  - (c) To determine whether there exists any hazard at the site, such as the possibility of:
    - (1) Flooding;
    - (2) Erosion;
    - (3) Deposit of sediment;
    - (4) Noise or air pollution from nearby traffic or industrial activities;
    - (5) Vibration from traffic, construction or industrial operations; or
    - (6) Unstable conditions of a landfill which would affect the intended use of the site.
2. During preparation of the site, if the holder of the permit encounters an unforeseen hazard or an impediment to construction, such as a rock formation, slide area, high level of water, springs or biologically generated gases, he shall undertake corrective work before he installs mobile homes on the site.  
(Added to NAC by Mfd. Housing Div., eff. 6-29-84)

##### **NAC 461A.130 Grading and drainage. ([NRS 461A.090](#))**

1. The grading of land surfaces in a mobile home park must slope downward from:
  - (a) Patios and mobile home stands;
  - (b) Skirting and foundations; and
  - (c) Water wells,
 ↪ to adequate outfalls or drainage swales discharging to adequate outfalls.
2. The objectives of grading a mobile home park are to:
  - (a) Preserve as many desirable features of the site as is practicable;
  - (b) Divert surplus water away from the mobile homes, mobile home stands and other structures in the mobile home park;
  - (c) Prevent any accumulation of standing water or saturation of the soil that would be detrimental to the structures and use of the mobile home lots;
  - (d) Provide for the disposal of surplus water except as desired for controlled irrigation;
  - (e) Provide for safe and convenient access to and use of the mobile home lots; and
  - (f) Protect the mobile home park against erosion.
3. Each mobile home stand must, unless a subsurface structure is provided for drainage, have a crown or gradient for surface drainage that is acceptable to the agency for enforcement. A surface or subsurface structure for drainage must be provided at the perimeter of each mobile home stand to receive excess water.
4. The system of drainage must be designed to accommodate runoff from storms. Runoff must be calculated on the basis of foreseeable amounts of storm water that may be contributed to the runoff from areas outside the mobile home park and each lot and other areas within the mobile home park.
5. All areas of a mobile home lot must slope to drainage structures on the lot or to areas of lower elevation off the lot.
6. Where necessary, drain inlets or catch basins must be installed with emergency overflows to prevent the flooding of mobile home stands or wells or damage to other structures upon failure of the system underground drainage.  
(Added to NAC by Mfd. Housing Div., eff. 6-29-84; A by R055-02, 7-18-2002)

**NAC 461A.140 Size of lots. (NRS 461A.090)**

1. A lot for a mobile home must have an area of:
  - (a) At least 2,880 square feet if the lot is designed for a mobile home 14 feet or less in width; or
  - (b) At least 4,000 square feet if the lot is designed for a mobile home more than 14 feet in width.
2. The agency for enforcement may waive the requirements of this section for good cause shown.  
(Added to NAC by Mfd. Housing Div., eff. 6-29-84; A by R055-02, 7-18-2002)

**NAC 461A.150 Set backs. (NRS 461A.090)**

1. Except as otherwise provided in subsection 2, each mobile home stand must be set back:
  - (a) At least 25 feet from any boundary line of the park if the line abuts on an existing or proposed right-of-way of a public street or highway.
  - (b) At least 3 feet from any street within the mobile home park.
2. If adequate screening or fencing is provided between a mobile home stand and a public street or highway or if no access exists from the street or highway to the mobile home stand, the agency for enforcement may approve a reduction of the set back required in paragraph (a) of subsection 1.
3. No portion of a habitable room in a mobile home park may be located closer to another portion of a habitable room or building than 10 feet measured from side to side, 8 feet measured from end to side or 6 feet measured from end to end, unless:
  - (a) The exterior composite walls and roof of one of the structures are without openings and are constructed of materials that have fire ratings of 1 hour or more; or
  - (b) The two structures are separated by a barrier that has a fire rating of 1 hour or more.
4. The agency for enforcement may waive the requirements of this section to allow the construction of a mobile home park in which there are common walls for homes occupying adjacent lots.  
(Added to NAC by Mfd. Housing Div., eff. 6-29-84; A by R055-02, 7-18-2002)

**NAC 461A.160 Access to streets in park. (NRS 461A.090)** Each lot within a mobile home park must have direct access to a street in the park. The access must be unobstructed and be at least 14 feet wide to allow for the movement of a mobile home on or off the lot.

(Added to NAC by Mfd. Housing Div., eff. 6-29-84)

**NAC 461A.170 Streets and walkways. (NRS 461A.090)**

1. A street in a mobile home park must be at least 24 feet wide if designed for two-way traffic and at least 14 feet wide if designed for one-way traffic. At least 8 feet must be added to that width for each parking lane that is provided.
2. The system of streets in a mobile home park must directly connect to a public street or highway.

3. The grade of a street in a mobile home park must not exceed 8 percent, except that a street may have a grade of up to 12 percent for a short distance if traffic safety is not thereby impaired.

4. Streets and walkways that are designed for the general use of the residents of a mobile home park must be lighted during hours of darkness. The lights must be designed and maintained to produce at least 0.1 foot-candle of light at street level throughout the system of streets and walkways. Potentially hazardous locations, such as the intersections of major streets, steps or stepped ramps, must be individually illuminated with at least 0.3 foot-candle of light. Such lighting must be controlled manually by the manager or be under an automatic system of control.

(Added to NAC by Mfd. Housing Div., eff. 6-29-84; A by R055-02, 7-18-2002)

**NAC 461A.180 Water connections. (NRS 461A.090, 461A.230)**

1. Each mobile home stand must be provided with a water riser and a connection that is located and aligned to permit attachment in a workmanlike manner to a mobile home occupying the mobile home stand. The water riser must be located within 4 feet of the mobile home stand and the riser must be protected against damage above the ground.

2. A water riser must have an inside diameter of at least three-fourths of an inch and must extend at least 4 inches above the ground. The outlet of a riser must be capped when a mobile home is not occupying the mobile home stand. Surface drainage must be diverted away from the location of the water riser.

3. A water riser that serves a mobile home lot must be equipped with a shutoff valve.

4. The manager shall take all necessary precautions to prevent the freezing of water supply lines, valves and risers, whether or not the mobile home stand is occupied. He shall protect the risers from the heaving and thawing of the ground if the mobile home park is in an area where periodic freezing is encountered. Where ground frosts occur, the shutoff valves must be protected.

5. Inlets and outlets of fixtures with base attachments which may cause a cross-connection must be protected by a standard nonremovable device for the prevention of backflow or by a standard vacuum breaker that is installed at least 6 inches above the highest point of usage and is located on the discharge side of the last valve. Fixtures that are manufactured with integral vacuum breakers must be installed in accordance with the manufacturer's instructions. Lawn hydrants must be protected by a standard, nonremovable device for the prevention of backflow.

(Added to NAC by Mfd. Housing Div., eff. 6-29-84; A by R055-02, 7-18-2002)

**NAC 461A.190 Sewer connections. (NRS 461A.090)**

1. Each mobile home stand must be provided with a sewer connection that is located and aligned to permit attachment in a workmanlike manner to a mobile home occupying the mobile home stand.

2. Each mobile home stand must be provided with a sewer riser that has a diameter of at least 4 inches. This riser must be located within 4 feet of the mobile home stand and the drain outlet of the pipe must be in a position that is approximately vertical.

3. The line connecting to the sewer riser must have a minimum diameter of at least 3 inches. The slope of any part of the line from the mobile home to the connection must be at least one-fourth of an inch per foot. The sewer connection must consist of one pipe without branch fittings. All the joints in a sewer pipe must be sealed to prevent leaks and any invasion of insects.

4. The sewer riser must be capped when a mobile home does not occupy the mobile home stand. The rim of the riser must be protected from damage above the ground.

(Added to NAC by Mfd. Housing Div., eff. 6-29-84; A by R055-02, 7-18-2002)

**NAC 461A.200 Supply of water. (NRS 461A.090, 461A.230)** A mobile home park must have an accessible and adequate supply of potable water. If a supply of water from a public utility is available in satisfactory quantity, quality and pressure at or within the boundary of the community in which the park is located, the park must be connected to that supply and it must be used exclusively. If a satisfactory supply of water is not available from a public utility, a private supply must be provided.

(Added to NAC by Mfd. Housing Div., eff. 6-29-84)

**NAC 461A.210 Disposal of sewage. (NRS 461A.090)**

1. Each mobile home park must be equipped with a system for collecting and disposing of all sewage. If a public system is available at or within the boundary of the mobile home park, the park must use the public system. If a public system is not available, a private system must be provided.

2. A private system must be so located and maintained that it does not constitute a nuisance or health hazard to the occupants of the park or adjacent property.

(Added to NAC by Mfd. Housing Div., eff. 6-29-84)

**NAC 461A.220 Supply of fuel. (NRS 461A.090, 461A.230)**

1. A system for supplying natural gas or liquefied petroleum gas to mobile homes and other structures within a mobile home park must be designed, constructed and repaired in accordance with state and federal law.

2. A system for supplying oil to mobile homes and other structures within a mobile home park must be installed in accordance with state and federal law.

3. If gas is to be supplied through an underground system, the connection at each mobile home stand must be located and arranged to permit attachment in a workmanlike manner to a mobile home occupying the mobile home stand. The riser for supplying gas to a mobile home must be located no less than 18 inches and not more than 4 feet from the mobile home stand.

(Added to NAC by Mfd. Housing Div., eff. 6-29-84; A by R055-02, 7-18-2002)

**NAC 461A.230 Supply of oil. (NRS 461A.090)**

1. Oil may be supplied to a mobile home lot from:

- (a) An outside tank, which may be installed above or below the ground; or
- (b) A central system of oil distribution that is designed and installed in accordance with state and federal law.

2. The capacity of a tank that supplies oil must be at least 20 percent of the average annual consumption of oil in the mobile home park.

3. If oil is to be supplied from a central system of distribution, the connections of the oil lines at the mobile home stand must be located and arranged to permit attachment in a workmanlike manner to the mobile home occupying the mobile home stand. The connections must conform to state and federal law.

(Added to NAC by Mfd. Housing Div., eff. 6-29-84; A by R055-02, 7-18-2002)

**NAC 461A.240 Protection of exposed equipment. (NRS 461A.090)** To prevent damage to gas risers, regulators, meters, valves and other exposed equipment for the distribution of gas, all such equipment must be protected by posts, fencing or other permanent barriers.

(Added to NAC by Mfd. Housing Div., eff. 6-29-84)

**NAC 461A.250 Electric connections. (NRS 461A.090, 461A.230)**

1. Each mobile home lot must have a connection to provide electricity for a mobile home which will occupy the lot. The connection must be located and arranged to permit attachment in a workmanlike manner to the mobile home.

2. The equipment for providing electricity to a mobile home must be located not more than 20 feet away from the point where the feeder assembly is attached to the mobile home.

3. The circuit conductors of the feeder must have adequate capacity for the loads to be supplied and must be capable of carrying a load of at least the same amperage as that of the electrical system of the mobile home being served.

(Added to NAC by Mfd. Housing Div., eff. 6-29-84)

**NAC 461A.260 Equipment for supplying electricity. (NRS 461A.090, 461A.230)**

1. The equipment for supplying electricity to a mobile home must be capable of carrying a load of at least 100 amperes and must be capable of being connected permanently to the feeder assembly on the mobile home.

2. The service pedestal for supplying electricity to the mobile home must be equipped with receptacles which are:

- (a) Of a plug-in type;
- (b) Weatherproof;
- (c) Capable of carrying a load of up to 50 amperes; and
- (d) Equipped with fuses, circuit-breakers or other appropriate protection against excessive current.

3. In any mobile home park where natural gas is not available, the equipment which provides electricity to the mobile homes must be capable of carrying a load of at least 200 amperes.

4. Additional receptacles may be used for the connection of electric equipment located outside the mobile home, but each additional receptacle must be equipped with a ground fault circuit of the standard type for the protection of persons against accidental electric shock.

(Added to NAC by Mfd. Housing Div., eff. 6-29-84)

**NAC 461A.270 Fire protection. (NRS 461A.090)**

1. The developer of a site for a mobile home park shall submit a plan for the protection of the park against fire to the fire department which is responsible for furnishing fire protection to the park. The plan must contain the numerical designation or street name and number of each mobile home lot in the park. Each lot must be marked for identification, and each marker must be easily readable from the street serving the lot. The plan must be approved by the local fire department.

2. Each mobile home must be located in such a manner that mobile equipment for fighting fires can be brought to within 100 feet of the home.

3. If the fire alarms serving the park are to be installed along a street, the alarms must be in accordance with Standard 1221 of the Public Fire Service Communications in volume 12 of the *National Fire Codes*, 1984 edition, which is hereby incorporated by reference. A copy of this volume may be obtained from the National Fire Protection Association, Battery March Park, Quincy, Massachusetts 02269, at a price of \$7.

4. The supply of water for fire fighting must be adequate to permit the effective operation of two 1 1/2-inch hoses on any fire in the park. The supply may be obtained from:

- (a) Hydrants connected to an underground source of water;
- (b) An accessible reservoir or other source of water consisting of at least 3,000 gallons; or
- (c) An apparatus of the local fire department which is equipped with a water tank or tanks with a capacity of 750 gallons and a pumping capacity of 250 gallons per minute.

5. If fire hydrants are provided, they must be located along the streets of the park or public ways and be readily accessible for use by the fire department, and each mobile home or other building in the park must be located within 500 feet of a hydrant. Threads for coupling hoses to the hydrants must conform to the threads used by the local fire department.

(Added to NAC by Mfd. Housing Div., eff. 6-29-84)

**NAC 461A.280 Management of solid waste. (NRS 461A.090)**

1. All garbage cans and other containers for refuse must be:

- (a) Structurally strong and impervious to rats, insects and water;
- (b) Easily filled, emptied and cleaned;
- (c) Furnished with side handles or a bail; and
- (d) Provided with tightly fitting covers.

➔ Plastic bags may be used as liners for the containers but must not be used without the container for storage of garbage or refuse in the mobile home park. The use of 55-gallon drums as containers for refuse is prohibited.

2. The storage, collection and disposal of refuse in a mobile home park must be conducted in a way that does not result in a hazard to health, the harborage of rodents, the breeding of insects, a risk of accident, or fire or air pollution. Containers for garbage must be stored on:

- (a) A slab of concrete or asphalt or other material with a hard surface;
- (b) A fixed platform which is at least 12 inches above the ground; or
- (c) A manufactured or movable platform.

3. Containers to be used for bulk storage of garbage and rubbish must be placed on concrete slabs or platforms that are constructed so as to minimize spillage onto adjacent areas and must be equipped with drains properly connected to a system of sewers approved by the agency for enforcement. In the immediate vicinity of any container for bulk storage, there must be a water faucet for use in cleaning the container or some other means for cleaning it that is approved by the agency for enforcement. Each such container must be equipped with a self-closing lid.

4. All refuse must be collected at least once per week. If a suitable service for collection is not available from a municipal agency but a private service is available, the manager shall arrange to have the private service. All solid waste at the mobile home park must be collected and transported in covered vehicles or covered containers.

5. If neither a municipal nor a private service for the disposal is available, the manager shall have all the solid waste disposed of in a manner and at a site approved by the agency for enforcement.

6. If the agency for enforcement approves the use of incinerators for refuse, the incinerators must be constructed in accordance with the plans and specifications approved by the agency for enforcement.

(Added to NAC by Mfd. Housing Div., eff. 6-29-84; A by R055-02, 7-18-2002)

CERTIFICATE OF OCCUPANCY

**NAC 461A.290 Requirements for issuance; temporary certificate. (NRS 461A.090)**

1. A mobile home park or lot within a mobile home park covered by [NAC 461A.010](#) to [461A.450](#), inclusive, must not be used or occupied unless or until the Division or agency for enforcement has issued a certificate of occupancy.

2. Upon final inspection, when it is determined that the mobile home park complies with the provisions of [NAC 461A.010](#) to [461A.450](#), inclusive, a certificate of occupancy will be issued to the holder of the permit by the Division or designated agency for enforcement.

3. If the Division or the agency for enforcement finds that no substantial hazard will result from occupancy of a mobile home park or portion thereof before the same is completed in full, it may, upon request, issue a temporary certificate of occupancy for a specified period of time or until the mobile home park is completed.

(Added to NAC by Mfd. Housing Div., eff. 6-29-84; A by R055-02, 7-18-2002)

**ABATEMENT OF SUBSTANDARD, UNSAFE OR UNSANITARY CONDITIONS**

**NAC 461A.350 Adoption of certain codes by reference; modifications. (NRS 461A.090)** The Administrator hereby adopts by reference:

1. The *International Building Code*, 2003 edition, published by the International Code Council, with the following modifications:

(a) Any reference to the *International Plumbing Code* shall be deemed a reference to the *Uniform Plumbing Code*, 2003 edition;

(b) Any reference to the *International Electrical Code* shall be deemed a reference to the *National Electrical Code*, 2002 edition;

(c) Any reference to the *International Mechanical Code* shall be deemed a reference to the *Uniform Mechanical Code*, 2003 edition;

(d) The definition of “manufactured home” set forth in section G201.2 of Appendix G is deleted and replaced with “has the meaning ascribed to it in [NRS 489.113](#)”; and

(e) Section G501 of Appendix G is deleted.

➔ The *International Building Code*, 2003 edition, may be obtained from the International Code Council, by mail at 4051 West Flossmoor Road, Country Club Hills, Illinois 60478-5795, or at the Internet address <http://www.iccsafe.org>. The price is \$69 for members and \$86 for nonmembers.

2. The *International Residential Code for One- and Two-Family Dwellings*, 2003 edition, published by the International Code Council, with the following modifications:

(a) Any reference to the *International Plumbing Code* shall be deemed a reference to the *Uniform Plumbing Code*, 2003 edition;

(b) Any reference to the *International Electrical Code* shall be deemed a reference to the *National Electrical Code*, 2002 edition;

(c) Any reference to the *International Mechanical Code* shall be deemed a reference to the *Uniform Mechanical Code*, 2003 edition;

(d) The definition of “manufactured home” set forth in section R202 is deleted and replaced with “has the meaning ascribed to it in [NRS 489.113](#)”; and

(e) Appendix E is deleted.

➔ The *International Residential Code for One- and Two-Family Dwellings*, 2003 edition, may be obtained from the International Code Council, by mail at 4051 West Flossmoor Road, Country Club Hills, Illinois 60478-5795, or at the Internet address <http://www.iccsafe.org>. The price is \$46.50 for members and \$62 for nonmembers.

3. The *Uniform Plumbing Code*, 2003 edition, published by the International Association of Plumbing and Mechanical Officials, by mail at 5001 East Philadelphia Street, Ontario, California 91761-2816, or at the Internet address <http://www.iapmo.org>. The price is \$64 for members and \$89 for nonmembers.

4. The *Uniform Mechanical Code*, 2003 edition, published by the International Association of Plumbing and Mechanical Officials, by mail at 5001 East Philadelphia Street, Ontario, California 91761-2816, or at the Internet address <http://www.iapmo.org>. The price is \$64 for members and \$89 for nonmembers.

5. The *National Electrical Code*, 2002 edition, published by the National Fire Protection Association. This code may be obtained from the National Fire Protection Association, by mail at 11 Tracy Drive, Avon, Massachusetts 02322, or at the Internet address <http://www.nfpa.org>. The price is \$65.25 for members and \$72.50 for nonmembers.

6. The *NFPA 101: Life Safety Code*, 2003 edition, published by the National Fire Protection Association. The code may be obtained from the National Fire Protection Association, by mail at 11 Tracy Drive, Avon, Massachusetts 02322, or at the Internet address <http://www.nfpa.org>. The price is \$62.55 for members and \$69.50 for nonmembers.

7. The *International Energy Conservation Code*, 2003 edition, published by the International Code Council. This code may be obtained from the International Code Council, by mail at 4051 West Flossmoor Road, Country Club Hills, Illinois 60478-5795, or at the Internet address <http://www.iccsafe.org>. The price is \$23 for members and \$29 for nonmembers.

(Added to NAC by Mfd. Housing Div. by R055-02, eff. 7-18-2002; A by R192-05, 9-18-2006)

#### **NAC 461A.355 Compliance with building codes and statutes. ([NRS 461A.090](#))**

1. A mobile home park will not be deemed to be in a substandard, unsafe or unsanitary condition solely because it was constructed under the building codes in existence before the effective date of the:

(a) Codes specified in [NAC 461A.350](#); and

(b) Americans with Disabilities Act of 1990, 42 U.S.C. §§ 12101 et seq., and the regulations adopted pursuant thereto.

2. If a mobile home park was built in compliance with the building codes and statutes in existence at the time of construction, the agency for enforcement has the burden of proof to establish that the mobile home park is in a substandard, unsafe or unsanitary condition.

(Added to NAC by Mfd. Housing Div. by R055-02, eff. 7-18-2002; A by R192-05, 9-18-2006)

**NAC 461A.360 Conditions that render mobile home park substandard. ([NRS 461A.090](#))** Any mobile home park where there exists any of the following listed conditions which endangers the life, health, property, safety or welfare of the public or the tenants of a mobile home park is hereby declared to be substandard, unsafe or unsanitary:

1. Unsanitary or faulty plumbing or drain systems.

2. Hazardous wiring or electrical systems.

3. Hazardous gas distribution systems.
4. Hazardous gas appliances or equipment.
5. Conditions that may cause fire or explosion.
6. Faulty fire protection systems.
7. Hazardous conditions caused by the lack of proper erosion control or maintenance of required erosion control structures.
8. Hazardous conditions caused by the disrepair of roads, walkways and driveways that may cause bodily injury or damage to vehicles.
9. Lack of or improper maintenance of refuse areas and receptacles.  
(Added to NAC by Mfd. Housing Div. by R055-02, eff. 7-18-2002)

**NAC 461A.365 Inspections; commencement of proceedings to abate conditions; issuance of order to abate.** (NRS 461A.090)

1. If the agency for enforcement reasonably believes that there is a substandard, unsafe or unsanitary condition within a mobile home park, the agency for enforcement may hire a person with special expertise to assist in the inspection of all or part of the mobile home park to determine whether there is a substandard, unsafe or unsanitary condition.
2. When the agency for enforcement has inspected or caused to be inspected any mobile home park and has determined that a substandard, unsafe or unsanitary condition exists within the mobile home park, proceedings to abate the condition must be commenced.
3. The agency for enforcement shall issue an order directed to the manager and to the owner of the mobile home park. The agency for enforcement shall provide a copy of the order to any tenant of the mobile home park who is affected by the order.  
(Added to NAC by Mfd. Housing Div. by R055-02, eff. 7-18-2002)

**NAC 461A.370 Contents of order to abate.** (NRS 461A.090) An order issued by the agency for enforcement must contain:

1. The street address and legal description sufficient for identification of the mobile home park.
2. A statement that the agency for enforcement has found a substandard, unsafe or unsanitary condition within the mobile home park with a brief and concise description of the conditions found to be in violation of this chapter and [chapter 461A](#) of NRS.
3. A statement of the action required to be taken as determined by the agency for enforcement.
4. Statements advising that if any required repair work is not commenced within the time specified, the agency for enforcement may order the mobile home park vacated and proceed to cause the work to be done and charge the costs of repair to the owner of the mobile home park or bring legal action in district court to cause the work to be completed as specified in the order.
5. Statements advising that any person having any title or legal interest in the mobile home park may appeal from the order or any action of the agency for enforcement and that the appeal must be made in writing and filed with the agency for enforcement within 20 days after the date of the service of the order, and that failure to appeal constitutes a waiver of all rights to a hearing and determination of the matter.
6. The address of the agency for enforcement where a person may make a written request for a hearing pursuant to [NAC 461A.390](#).  
(Added to NAC by Mfd. Housing Div. by R055-02, eff. 7-18-2002)

**NAC 461A.375 Order to abate requires permits be secured; time limit for abatement; failure to comply.** (NRS 461A.090)

1. If the agency for enforcement has determined that a substandard, unsafe or unsanitary condition within the mobile home park must be abated, the order must state that all required permits must be secured and the work physically commenced within 30 days after the date of the order and completed within 120 days after the work is begun or within such time as the agency for enforcement determines is reasonable under all the circumstances.
2. Except as otherwise provided in [NAC 461A.385](#) and [461A.390](#), if any repair work required by the agency for enforcement is not commenced or completed within the time specified, the agency for enforcement may order the mobile home park vacated and proceed to cause the work to be done and charge the costs of repair to the owner of the mobile home park or bring legal action in district court to cause the work to be completed as specified in the order.  
(Added to NAC by Mfd. Housing Div. by R055-02, eff. 7-18-2002)

**NAC 461A.380 Issuance of order to vacate; posting of notices; options of owner.** (NRS 461A.090)

1. Except as otherwise provided in [NAC 461A.375](#) and [461A.395](#), if the agency for enforcement reasonably believes that there is an imminent danger to the health and safety of the tenants of the mobile home park, the agency for enforcement shall issue to the manager and to the owner of the mobile home park an order to vacate all or a portion of

the mobile home park that poses a danger. An order to vacate must state a reasonable date as determined by the agency for enforcement by which all or a portion of the mobile home park must be vacated.

2. After the agency for enforcement has issued an order to vacate, the agency for enforcement shall post around the mobile home park notices stating, "SUBSTANDARD MOBILE HOME PARK, DO NOT OCCUPY."

3. The owner of a mobile home park who is issued an order to vacate pursuant to this section may:

- (a) Request a hearing pursuant to [NAC 461A.390](#); or
  - (b) Seek injunctive relief through a court of competent jurisdiction.
- (Added to NAC by Mfd. Housing Div. by R055-02, eff. 7-18-2002)

**NAC 461A.385 Requests for extensions of time. (NRS 461A.090)**

1. The owner of the mobile home park may request in writing to the agency for enforcement reasonable extensions of time to secure the necessary permits or complete the required work. The agency for enforcement shall consider any requests for extensions of time and respond in writing within 5 business days after receipt of such requests.

2. In determining whether to grant extensions of time, the agency for enforcement shall consider the reasons set forth by the owner of the mobile home park, including, without limitation, delays caused by third parties or other circumstances outside the control of the owner of the mobile home park.

(Added to NAC by Mfd. Housing Div. by R055-02, eff. 7-18-2002)

**NAC 461A.390 Request for hearing; notice. (NRS 461A.090)**

1. Any person against whom an action is taken pursuant to this chapter is entitled to notice in the form of an order and a hearing before the agency for enforcement.

2. Upon request for such a hearing, the owner of the mobile home park must be granted a hearing on the matter before an authorized representative of the agency for enforcement or any other board, commission or official authorized to conduct such hearings. This request must be made to the agency for enforcement in writing within 20 days after personal service or acknowledgment of receipt by mail of the order. If such a request is not received within 20 days after the date of personal service or acknowledgment of receipt by mail of the order, the order shall be deemed final.

3. Upon receipt of a request for a hearing, the agency for enforcement shall set a time and place for a hearing and shall give the petitioner written notice of the hearing to show cause why the substandard, unsafe or unsanitary condition within the mobile home park should not be abated. The agency for enforcement shall give notice of the hearing to any tenant of the mobile home park who is affected by the substandard, unsafe or unsanitary condition.

4. Receipt of the request for a hearing operates to delay any action by the agency for enforcement until after the hearing unless the agency for enforcement has issued an order to vacate the mobile home park for safety reasons pursuant to [NAC 461A.380](#). If the mobile home park has been vacated for safety reasons and a written request for a hearing has been submitted to the agency for enforcement by the owner of the mobile home park, the agency for enforcement shall promptly grant the owner of the mobile home park a hearing on the matter before an authorized representative of the agency for enforcement or any other board, commission or official authorized to conduct such hearings.

(Added to NAC by Mfd. Housing Div. by R055-02, eff. 7-18-2002)

**NAC 461A.395 Conduct of hearing; rendering of decision; completion of work; failure to comply; appeal of decision. (NRS 461A.090)**

1. At the time and place fixed in the notice given pursuant to [NAC 461A.390](#), the authorized representative of the agency for enforcement or other board, commission or official authorized to conduct the hearing shall proceed to hear the testimony of the officers or employees of the agency for enforcement, the owner of the mobile home park or his representatives or any other person with relevant information respecting the condition of the mobile home park, the estimated cost of abatement of the substandard, unsafe or unsanitary condition and any other pertinent matters.

2. Upon the conclusion of the hearing, the person conducting the hearing shall:

- (a) Render a decision in the matter;
- (b) Report the decision to the agency for enforcement; and
- (c) Provide written notice of the decision to the owner of the mobile home park.

3. If a substandard, unsafe or unsanitary condition is found to exist within the mobile home park, the owner of the mobile home park must be ordered to secure all required permits and commence work to abate the condition within 30 days after the date of personal service or acknowledgment of receipt by mail of the order. The work must be completed within 120 days after the work is begun or within such time as the agency for enforcement determines is reasonable under all the circumstances.

4. Except as otherwise provided in [NAC 461A.385](#), if any repair work required by the agency for enforcement is not commenced or completed within the time specified, the agency for enforcement may order the mobile home park vacated and proceed to cause the work to be done and charge the costs of repair to the owner of the mobile home park or bring legal action in district court to cause the work to be completed as specified in the order.

5. The decision of the hearing may be appealed in accordance with the applicable provisions of [chapter 233B](#) of

NRS.

(Added to NAC by Mfd. Housing Div. by R055-02, eff. 7-18-2002)

**NAC 461A.400 Service. (NRS 461A.090)** Notice of orders, hearings and decisions of the agency for enforcement as required pursuant to this chapter must be served by sending a copy of the document by registered or certified mail, return receipt requested, to the parties specified or their representatives or by personal service thereof.

(Added to NAC by Mfd. Housing Div. by R055-02, eff. 7-18-2002)

**NAC 461A.405 Liability of owner for abatement. (NRS 461A.090)** If a substandard, unsafe or unsanitary condition is found to exist within a mobile home park, the owner of the mobile home park is liable for the cost of finding or confirming the condition and the cost of abating the condition.

(Added to NAC by Mfd. Housing Div. by R055-02, eff. 7-18-2002)

**NAC 461A.410 Liability of agency for enforcement for expense caused by removal or replacement of material. (NRS 461A.090)**

1. The agency for enforcement is not liable for any expense caused by the removal or replacement of any material by the agency for enforcement in the mobile home park if:

- (a) The removal or replacement of material was required to allow inspection;
- (b) The requirement was reasonable;
- (c) An alternative method of inspection was not acceptable;
- (d) The agency for enforcement had a reasonable belief that the removal or replacement of material was necessary to determine whether the mobile home park had a substandard, unsafe or unsanitary condition; and

(e) The agency for enforcement actually found or confirmed a substandard, unsafe or unsanitary condition within the mobile home park as a result of the removal or replacement of material.

2. If the agency for enforcement does not find or confirm the existence of a substandard, unsafe or unsanitary condition within the mobile home park as a result of the removal or replacement of material, it shall pay the cost of replacing any soil, pavement, gravel, sod or any other ground covering or material that was removed. The agency for enforcement shall replace the material in such a manner as to return the mobile home park to a condition similar to that before the removal of such material.

(Added to NAC by Mfd. Housing Div. by R055-02, eff. 7-18-2002)

**MISCELLANEOUS PROVISIONS**

**NAC 461A.450 Fees of Division; expiration of application for permit. (NRS 461A.090, 461A.220)**

1. Any person who applies for a service of the Division must, when the application is made, pay the fee prescribed in this section. The fee is not refundable.

2. Fees to construct a mobile home park or repair the facilities of such a park are as follows:

Value of Construction or Repairs	Fee
\$1 to \$500.....	\$15
\$501 to \$2,000.....	\$15 for the first \$500 plus \$2 for each additional \$100 or fraction thereof, to and including \$2,000.
\$2,001 to \$25,000.....	\$45 for the first \$2,000 plus \$9 for each additional \$1,000 or fraction thereof, to and including \$25,000.
\$25,001 to \$50,000.....	\$252 for the first \$25,000 plus \$7 for each additional \$1,000 or fraction thereof, to and including \$50,000.
\$50,001 to \$100,000.....	\$415 for the first \$50,000 plus \$5 for each additional \$1,000 or fraction thereof, to and including \$100,000.
\$100,001 to \$500,000.....	\$640 for the first \$100,000 plus \$4 for each additional \$1,000 or fraction thereof, to and including \$500,000.
\$500,001 to \$1,000,000.....	\$2,040 for the first \$500,000 plus \$3 for each

\$1,000,001 or more.....	additional \$1,000 or fraction thereof, to and including \$1,000,000. \$3,540 for the first \$1,000,000 plus \$2 for each additional \$1,000 or fraction thereof.
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The Division will determine the value of the construction or repair for the purpose of setting the amount of the fee. The value will include the work of finishing the project and the value of all equipment and fixtures which are installed permanently.

3. The fee for reviewing plans and specifications is 65 percent of the fee prescribed in subsection 2.

4. Except as provided in subsection 5, the fee for inspecting the work of construction or repair is the same as the fee prescribed in subsection 2.

5. Other fees are prescribed as follows:

	Per Hour
For an inspection outside of normal business hours (minimum charge - 2 hours).....	\$50
For a reinspection.....	50
For an inspection if no fee has been specifically prescribed (minimum charge - 1 hour).....	50
For an additional review of an approved plan or revisions to it (minimum charge - 1 hour).....	50
For each inspection or reinspection of a manufactured home, mobile home or mobile home park to determine the existence of or to abate substandard conditions (minimum charge - 1 hour).....	50

6. An application for which no permit is issued within 180 days after the application is received by the Division expires by limitation unless the Division extends the effective period of the application by 180 days upon the applicant's showing of good cause.

7. For each inspection or reinspection conducted more than 25 miles from the inspector's station of duty the Division may charge, in addition to the fee listed, the inspector's:

- (a) Actual expenses for travel;
- (b) Salary; and
- (c) Allowance for per diem.

8. The fees prescribed in this section are not refundable unless:

- (a) The Division has not incurred the expense for which the fee is charged;
- (b) The fee was paid in error; or
- (c) A written request for a refund which is justifiable is submitted to the Division.

(Added to NAC by Mfd. Housing Div., eff. 6-29-84; A 9-12-85; 8-23-95)—(Substituted in revision for NAC 461A.300)