Mobile ·Homes; Low Income Housing Projects

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Mobile Homes

In summary, Chapter 325 conforms state law to federal law by regulating manufactured homes. Chapters 325 and 162 have increased the duties of the administrator, established trust accounts for dealers, added grounds for disciplinary actions, and revised licensing requirements.


62. See supra notes 17-26 and accompanying text.

63. See supra notes 27-34 and accompanying text.

64. See supra notes 35-50 and accompanying text.

65. See supra notes 6-16 and accompanying text.

Mobile Homes; low income housing projects

SB 298 (Robinson); 1983 Stat. Ch 397

Under existing law, governmental agencies have the authority and means to provide persons of low income with decent, safe, and sanitary housing. Rural dwellings and apartments are specifically included among the types of housing that may be provided. Chapter 397 expands the definition of housing projects to include (1) the acquisition or development of mobile home parks and facilities, and (2) the leasing or rental of mobile homes and mobile home lots.

In addition, existing law provides state financing of residential housing for eligible families. Chapter 397 extends this state assisted financing to manufactured homes and mobile home parks.

2. Id. §315.961 (policy of the state relating to housing). See generally McLaughlin v. Housing Authority, 68 Nev. 84, 96-97, 227 P.2d 206, 212 (1951) (classification of persons to be benefited by housing authority law is reasonable and does not deny equal protection to other members of the public in contravention of the fourteenth amendment).
7. Id. §319.130 (definition of residential housing).
8. Id. §319.060 (definition of eligible family); see id. §§319.180 (power of the Division as mortgagee), 319.190 (power of Division to make loans).
Mobile Homes

over, the Housing Authority\textsuperscript{11} and Housing Division of the Department of Commerce are now required to give equal consideration to the purchasing and financing of mobile homes and mobile home parks until the need for that type of housing has been met in the same proportion as the need for other types of housing.\textsuperscript{12}

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\textbf{Mobile Homes; repossession of mobile homes and slide-in campers}
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\textbf{NEV. REV. STAT. §§361.562, 361.5643, 361.5644 (amended).}
\textbf{AB 425 (Committee on Taxation); 1983 STAT. Ch 212}

Existing law requires a purchaser of a mobile home\textsuperscript{1} or slide-in camper\textsuperscript{2} who does not pay the requisite personal property tax at the time possession is taken, to pay the tax within thirty days after the date of purchase,\textsuperscript{3} or, in the alternative, to pay the first of four installments pursuant to a payment plan.\textsuperscript{4} If, however, the county assessor can be convinced that the purchaser owns real estate\textsuperscript{5} within the county of sufficient value to warrant a simultaneous payment of both real and personal property taxes, both taxes may be paid when the real property taxes are due.\textsuperscript{6} The county assessor has the power to impose penalties for a failure to comply with these provisions.\textsuperscript{7}

With the enactment of Chapter 212, repossession of mobile homes and slide-in campers also are subject to these same tax provisions.\textsuperscript{8} A repossession, therefore, will be required to pay the county assessor any personal property tax due on the mobile home or slide-in camper within thirty days of retaking possession,\textsuperscript{9} or satisfy the assessor that the real estate is of sufficient value to warrant the simultaneous payment of the real and personal taxes.\textsuperscript{10}

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\textbf{1. NEV. REV. STAT. §361.561 (definition of mobile home).}
\textbf{2. Id. §361.561 (definition of slide-in camper).}
\textbf{3. Id. §361.562(1)(a).}
\textbf{4. Id. §361.562(1)(a); see id. §361.483.}
\textbf{5. Id. §361.035(1) (definition of real estate).}
\textbf{6. Id. §361.562; see id. §361.483 (provisions for installment payments).}
\textbf{7. Id. §361.5644, see id. §§361.535 (monetary fines), 361.5644 (seizure and sale).}
\textbf{9. Id. §361.562}
\textbf{10. Id. §§361.562(1)(a), 361.483.}
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