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Mobile Homes; Low Income Housing Projects

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In summary, Chapter 325 conforms state law to federal law by regulating manufactured homes.⁶¹ Chapters 325 and 162 have increased the duties of the administrator,⁶² established trust accounts for dealers,⁶³ added grounds for disciplinary actions,⁶⁴ and revised licensing requirements.⁶⁵

61. See *supra* note 5 and accompanying text. Chapter 325 also revises the remaining provisions of existing law regulating the manufacture, lease, rental, sale and use of mobile homes to conform to federal law. See NEV. REV. STAT. §§489.104, .122, .137, .211, .221, .251-.271, .331, .461-.4971, .4981, .521, .531, .551-641, .661, .711, .715, .731, .741, .821 (amended by 1983 Nev. Stat. c. 325, §§10, 15, 18, 21, 22, 25-27, 33, 40-43, 44, 47, 48, 49-57, 58, 60, 61, 63, 64, 67, at 777, 778, 779, 781-82, 785, 789-90, 792-95, 796, 798).

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

NEV. REV. STAT. §§315.969, 319.130 (amended).
SB 298 (Robinson); 1983 STAT. Ch 397

Under existing law, governmental agencies have the authority and means to provide persons of low income¹ with decent, safe, and sanitary housing². Rural dwellings and apartments are specifically included among the types of housing that may be provided.³ Chapter 397 expands the definition of housing projects⁴ to include (1) the acquisition or development of mobile home parks and facilities, and (2) the leasing or rental of mobile homes⁵ and mobile home lots.⁶

In addition, existing law provides state financing of residential housing⁷ for eligible families.⁸ Chapter 397 extends this state assisted financing to manufactured homes⁹ and mobile home parks.¹⁰ More-

1. NEV. REV. STAT. §315.973 (definition of persons of low income).

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).

3. NEV. REV. STAT. §315.969(1)(b).

4. Compare *Id.* §315.969 (amended by 1983 Nev. Stat. c. 397, §1, at 971) with 1973 Nev. Stat. c. 425, §11, at 616 (enacting NEV. REV. STAT. §315.969).

5. NEV. REV. STAT. §489.120 (amended by 1983 Nev. Stat. c. 325, §14, at 778) (definition of mobile home).

6. *Id.* §315.969(3) (amended by 1983 Nev. Stat. c. 397, §1, at 971).

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).

9. 1983 Nev. Stat. c. 325, §2, at 775 (definition of manufactured home).

10. See NEV. REV. STAT. §319.130 (amended by 1983 Nev. Stat. c. 397, §2, at 971).

over, the Housing Authority¹¹ 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.¹²

11. *Id.* §§315.170, 315.964 (definition of Housing Authority).

12. 1983 Nev. Stat. c. 397, §3(1), (2), at 971.

Mobile Homes; repossession of mobile homes and slide-in campers

NEV. REV. STAT. §§361.562, 361.5643, 361.5644 (amended).
AB 425 (Committee on Taxation); 1983 STAT. Ch 212

Existing law requires a purchaser of a mobile home¹ or slide-in camper² 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,³ or, in the alternative, to pay the first of four installments pursuant to a payment plan.⁴ If, however, the county assessor can be convinced that the purchaser owns real estate⁵ 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.⁶ The county assessor has the power to impose penalties for a failure to comply with these provisions.⁷

With the enactment of Chapter 212, repossessionors of mobile homes and slide-in campers also are subject to these same tax provisions.⁸ A repossessionor, 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,⁹ or satisfy the assessor that the real estate is of sufficient value to warrant the simultaneous payment of the real and personal taxes.¹⁰

1. NEV. REV. STAT. §361.561 (definition of mobile home).

2. *Id.* §361.561 (definition of slide-in camper).

3. *Id.* §361.562(1)(a).

4. *Id.* §361.562(1)(a); *see id.* §361.483.

5. *Id.* §361.035(1) (definition of real estate).

6. *Id.* §361.562; *see id.* §361.483 (provisions for installment payments).

7. *Id.* §361.5644; *see id.* §§361.535 (monetary fines), 361.5644 (seizure and sale).

8. *Compare id.* §361.562 (amended by 1983 Nev. Stat. c. 212, §1, at 499) with 1981 Nev. Stat. c. 427, §19.8, at 804).

9. *Id.* §361.562.

10. *Id.* §§361.562(1)(a), 361.483.