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Mobile Homes; Repossession of Mobile Homes and Slide-In Campers

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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, repossession of mobile homes and slide-in campers also are subject to these same tax provisions.⁸ A repossessioner, 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.

