



# Pacific Law Journal Review of Selected Nevada Legislative

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Volume 1987 | Issue 1

Article 33

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1-1-1987

## Consumer Protection; mobile home rents, deposit refunds, and tenant representation

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### Recommended Citation

University of the Pacific, McGeorge School of Law, *Consumer Protection; mobile home rents, deposit refunds, and tenant representation*, 1987 U. PAC. L. REV. (2019).

Available at: <https://scholarlycommons.pacific.edu/nlr/vol1987/iss1/33>

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**Consumer Protection; mobile home rents, deposit refunds,  
and tenant representation**

NEV. REV. STAT. § 118B.250 (repealed); § 118B.\_\_\_\_ (new); §§ 118.165, 118B.014, 118B.040, 118B.050, 118B.060, 118B.080, 118B.085, 118B.090, 118B.100, 118B.110, 118B.120, 118B.130, 118B.150, 118B.170, 118B.260 (amended).

AB 374 (Banner); 1987 STAT. Ch 426

AB 375 (Banner); 1987 STAT. Ch 425

Under existing law landlords<sup>1</sup> must inform tenants<sup>2</sup> of the percentage of rent representing property taxes paid by the landlord.<sup>3</sup> Chapter 425 requires landlords of mobile home parks to provide tenants similar statements.<sup>4</sup> Furthermore, existing law requires a written rental contract and provides for a reasonable refundable security deposit to protect the landlord from defaults in rent payment.<sup>5</sup> Under Chapter 425, written rental agreements between a mobile home lot lessor and a tenant are optional.<sup>6</sup> Chapter 425 further provides that a former landlord who fails to transfer the security deposits to a successor in interest<sup>7</sup> is jointly and severally liable with the successor in interest for refunding to the tenant that portion of the deposit which the tenant is entitled.<sup>8</sup>

Chapter 425 requires the amount of rent charged for a service to be reduced proportionally when the service is decreased or eliminated by the landlord.<sup>9</sup> Furthermore, the landlord must give written notice when repairs are planned which will interrupt a utility or service.<sup>10</sup>

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1. NEV. REV. STAT. § 118B.014 (definition of landlord).

2. *Id.* § 118A.170 (definition of tenant).

3. *Id.* § 118.165 1 (amended by 1987 Nev. Stat. ch. 425, sec. 1, at \_\_\_\_). The landlord must give the tenant a statement in July of each year or when rent changes. *Id.*

4. 1987 Nev. Stat. ch. 425, sec. 1, at \_\_\_\_ (amending NEV. REV. STAT. § 118.165 1). A mobile home park is an area or tract of land where two or more mobile homes or mobile home lots are held out to rent. NEV. REV. STAT. § 118B.017.

5. NEV. REV. STAT. § 118B.040 1 (amended by 1987 Nev. Stat. ch. 425, sec. 4, at \_\_\_\_) (provision for rental contracts); *id.* § 118B.060 1 (amended by 1987 Nev. Stat. ch. 425, sec. 6, at \_\_\_\_) (provisions for security deposit).

6. 1987 Nev. Stat. ch. 425, sec. 4, at \_\_\_\_ (amending NEV. REV. STAT. § 118B.040).

7. NEV. REV. STAT. § 118B.060 (amended by 1987 Nev. Stat. ch. 425, sec. 6, at \_\_\_\_) (the landlord may refund the deposit to the tenant).

8. 1987 Nev. Stat. ch. 425, sec. 6, at \_\_\_\_ (amending NEV. REV. STAT. § 118B.060).

9. 1987 Nev. Stat. ch. 426, sec. 4 (enacting NEV. REV. STAT. § 118B.\_\_\_\_).

10. *Id.* sec. 5, at \_\_\_\_ (enacting NEV. REV. STAT. § 118B.\_\_\_\_). Written notice must be 24 hours in advance. *Id.*

In addition, Chapter 425 requires the manager<sup>11</sup> to contract with a third party to provide emergency repairs<sup>12</sup> for the tenant in the manager's absence.<sup>13</sup>

Prior law permitted the city and county to establish a board to mediate grievances between the landlord and tenants of mobile home parks.<sup>14</sup> Chapter 426 requires the landlord to meet with a representative group of tenants<sup>15</sup> chosen by the tenants to hear complaints or suggestions.<sup>16</sup>

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11. NEV. REV. STAT. § 118B.085 3 (amended by 1987 Nev. Stat. ch. 426, sec. 8(3), at — (definition of manager). The owner must supply the tenants with the address and phone number of the manager of the mobile home park. *Id.* § 118B.080 1(a) (amended by 1987 Nev. Stat. ch. 426, sec. 7, at —).

12. 1987 Nev. Stat. ch. 425, sec. 3(3), at — (enacting NEV. REV. STAT. § 118B.\_\_\_\_) (requiring repairs to the property of the owner of the mobile home park).

13. 1987 Nev. Stat. ch. 426, sec. 3, at — (enacting NEV. REV. STAT. § 118B.\_\_\_\_) (the request must be made to the manager if present). Landlord must authorize the manager to make repairs or enter into contracts with third parties for repairs. *Id.* sec. 3(1), at — (enacting NEV. REV. STAT. § 118B.\_\_\_\_). If a statute requires a tenant to obtain approval from the landlord on a particular matter, the approval must be in writing. *Id.*

14. 1979 Nev. Stat. ch. 692, sec. 1.6, at 1871 (repealed by 1987 Nev. Stat. ch. 426, sec. 12, at —).

15. NEV. REV. STAT. § 118B.110 1 (amended by 1987 Nev. Stat. ch. 426, sec. 6, at —) (consisting of no more than five representatives).

16. *Id.* § 118B.110 (amended by 1987 Nev. Stat. ch. 426, sec. 6, at —) (meeting must be within 45 days after receiving complaint).

## Consumer Protection; regulation of credit services

NEV. REV. STAT. § 598.\_\_\_\_ (new).

AB 590 (Callister); 1987 STAT. Ch 649

Existing law declares that all persons<sup>1</sup> desiring to obtain credit<sup>2</sup> must be afforded equal opportunity to have their creditworthiness evaluated without any discrimination on the basis of their sex or marital status.<sup>3</sup> Chapter 649 prohibits an organization<sup>4</sup> that provides

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1. NEV. REV. STAT. § 598B.080 (definition of persons).

2. *Id.* § 598B.050 (definition of credit).

3. *Id.* § 598B.020 (same relevant economic standards must be used).

4. 1987 Nev. Stat. ch. 649, sec. 2, at — (enacting NEV. REV. STAT. § 598.\_\_\_\_) (definition of an organization).