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

University of the Pacific, McGeorge School of Law
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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 § 118B.250 (repealed); § 118B._ (new); §§ 118.165, 118B.014, 118B.040, 118B.050, 118B.060, 118B.080, 118B.085, 118B.090, 118B.100, 118B.110, 118B.120, 118B.130, 118B.150, 118B.170,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 must inform tenants of the percentage of rent representing property taxes paid by the landlord. Chapter 425 requires landlords of mobile home parks to provide tenants similar statements. 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. Under Chapter 425, written rental agreements between a mobile home lot lessor and a tenant are optional. Chapter 425 further provides that a former landlord who fails to transfer the security deposits to a successor in interest 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.

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. Furthermore, the landlord must give written notice when repairs are planned which will interrupt a utility or service.

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.
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).
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\textsuperscript{11} to contract with a third party to provide emergency repairs\textsuperscript{12} for the tenant in the manager’s absence.\textsuperscript{13}

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

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\begin{itemize}
\item \textbf{11. NEv. Rev. Stat.} § 118B.085 \textsuperscript{3} (amended by 1987 Nev. Stat. ch. 426, sec. 8(3), at \textemdash) (definition of manager). The owner must supply the tenants with the address and phone number of the manager of the mobile home park. \textit{Id.} § 118B.080 \textsuperscript{1}(a) (amended by 1987 Nev. Stat. ch. 426, sec. 7, at \textemdash).
\item \textbf{12.} 1987 Nev. Stat. ch. 425, sec. 3(3), at \textemdash (enacting NEv. Rev. Stat. § 118B.\textemdash) (requiring repairs to the property of the owner of the mobile home park).
\item \textbf{13.} 1987 Nev. Stat. ch. 426, sec. 3, at \textemdash (enacting NEv. Rev. Stat. § 118B.\textemdash) (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. \textit{Id.} sec. 3(1), at \textemdash (enacting NEv. Rev. Stat. § 118B.\textemdash). If a statute requires a tenant to obtain approval from the landlord on a particular matter, the approval must be in writing. \textit{Id.}
\item \textbf{15. NEv. Rev. Stat.} § 118B.110 \textsuperscript{1} (amended by 1987 Nev. Stat. ch. 426, sec. 6, at \textemdash) (consisting of no more than five representatives).
\item \textbf{16.} \textit{Id.} § 118B.110 (amended by 1987 Nev. Stat. ch. 426, sec. 6, at \textemdash) (meeting must be within 45 days after receiving complaint).
\end{itemize}

\section*{Consumer Protection; regulation of credit services}


\textit{AB} 590 (Callister); 1987 \textit{STAT. Ch} 649

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

\begin{enumerate}
\item \textbf{NEv. Rev. Stat.} § 598B.080 (definition of persons).
\item \textit{Id.} § 598B.050 (definition of credit).
\item \textit{Id.} § 598B.020 (same relevant economic standards must be used).
\end{enumerate}