

SENATE BILL NO. 324—SENATOR OHRENSCHALL

MARCH 22, 2021

Referred to Committee on Growth and Infrastructure

SUMMARY—Revises provisions relating to the provision of electrical service at mobile home parks. (BDR 40-94)

FISCAL NOTE: Effect on Local Government: No.
Effect on the State: No.

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EXPLANATION – Matter in *bolded italics* is new; matter between brackets ~~omitted material~~ is material to be omitted.

AN ACT relating to mobile home parks; revising provisions relating to the provision of electrical service at mobile home parks; and providing other matters properly relating thereto.

Legislative Counsel’s Digest:

1 Under existing law, mobile home parks constructed after certain dates are
2 required to provide certain direct utility services, including electrical service, to
3 each lot if those services are available. (NRS 461A.230) **Section 2** of this bill
4 authorizes the provision of such electrical service through an off-grid electrical
5 system, which is defined as a system that uses renewable energy to generate
6 electricity and which is not connected to the transmission or distribution grid of the
7 public utility that provides electrical service in the service territory in which the
8 mobile home park is located.

9 Existing law prohibits a person from constructing or altering a mobile home
10 park without a construction permit from the agency that enforces the provisions
11 governing mobile home parks. (NRS 461A.220) Under existing law, the Housing
12 Division of the Department of Business and Industry or a city or county may serve
13 as that agency. (NRS 461A.030, 461A.110) If the construction or alternation of a
14 mobile home park involves the installation of an off-grid electrical system, **section**
15 **1** of this bill requires the applicant for the construction permit to show in the plans
16 and specifications that the system has an adequate capacity for the loads to be
17 supplied to the mobile home park.



THE PEOPLE OF THE STATE OF NEVADA, REPRESENTED IN
SENATE AND ASSEMBLY, DO ENACT AS FOLLOWS:

1 **Section 1.** NRS 461A.220 is hereby amended to read as
2 follows:

3 461A.220 1. A person shall not:

4 (a) Construct a mobile home park; or

5 (b) Construct or alter lots, roads or other facilities in a mobile
6 home park,

7 ↳ unless the person has obtained a construction permit from the
8 agency for enforcement.

9 2. *If the construction or alteration of a mobile home park
10 involves the installation of an off-grid electrical system, the
11 application for the construction permit must include plans and
12 specifications that demonstrate that the system has an adequate
13 capacity for the loads to be supplied to the mobile home park.*

14 3. Each agency for enforcement may charge and collect
15 reasonable fees, specified by ordinance or regulation, for its
16 services.

17 ~~3.1~~ 4. Except as otherwise provided in NRS 489.265, money
18 collected by the Division pursuant to this chapter must be deposited
19 in the State Treasury for credit to the Account for Housing
20 Inspection and Compliance created by NRS 319.169. Expenses of
21 enforcement of this chapter must be paid from the Account.

22 5. *As used in this section, "off-grid electrical system" means
23 a system that uses renewable energy to generate electricity and
24 which is not connected to the transmission or distribution grid of
25 the public utility that provides electrical service in the service
26 territory in which the mobile home park is located.*

27 **Sec. 2.** NRS 461A.230 is hereby amended to read as follows:

28 461A.230 1. Each mobile home park constructed after July 1,
29 1981, but before October 1, 1989, must provide direct electrical
30 *service from a utility or an off-grid electrical system* and *direct* gas
31 service from a utility or an alternative seller to each lot if those
32 services are available.

33 2. Each mobile home park constructed after October 1, 1989,
34 must provide direct:

35 (a) Electrical *service from a public utility or an off-grid
36 electrical system* and gas service from a public utility or an
37 alternative seller, or a city, county or other governmental entity
38 which provides electrical or gas service, to each lot if those services
39 are available.

40 (b) Water service from a public utility or a city, county or other
41 governmental entity which provides water service, the provisions of



1 NRS 704.230 notwithstanding, to the park if that service is
2 available.

3 3. Except as otherwise provided in subsection 4, in a county
4 whose population is 700,000 or more, each mobile home park
5 constructed after October 1, 1995, must provide direct water service,
6 as provided in paragraph (b) of subsection 2, that is connected to
7 individual meters for each lot. The individual meters must be
8 installed in compliance with any uniform design and construction
9 standards adopted by the public utility or city, county or other
10 governmental entity which provides water service in the county.

11 4. The provisions of subsection 3:

12 (a) Do not apply to a mobile home park constructed after
13 October 1, 1995, if the mobile home park is operated by:

14 (1) A public housing authority; or

15 (2) A nonprofit corporation. As used in this subparagraph,
16 "nonprofit corporation" does not include a corporate cooperative
17 park.

18 (b) Do not prohibit a mobile home park constructed on or before
19 October 1, 1995, from expanding the number of lots in the mobile
20 home park if the expansion can be accommodated under the
21 capacity, as it existed on October 1, 1995, of the service connection
22 to the master meter for the mobile home park.

23 5. As used in this section ~~[, "alternative"]~~:

24 (a) "*Alternative* seller" has the meaning ascribed to it in
25 NRS 704.994.

26 (b) "*Off-grid electrical system*" has the meaning ascribed to in
27 *NRS 461A.220*.

