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FIRST REPRINT

S.B. 40

SENATE BILL NO. 40—COMMITTEE ON  
GROWTH AND INFRASTRUCTURE

(ON BEHALF OF THE HOUSING DIVISION OF THE  
DEPARTMENT OF BUSINESS AND INDUSTRY)

PREFILED NOVEMBER 16, 2022

Referred to Committee on Growth and Infrastructure

SUMMARY—Revises provisions related to manufactured housing.  
(BDR 43-270)

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

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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 manufactured housing; changing the name of the document issued by the Housing Division of the Department of Business and Industry indicating the ownership of a manufactured home, mobile home, manufactured building or commercial coach or factory-built housing from a “certificate of ownership” to a “certificate of title”; authorizing the Administrator of the Division to issue certain documents in electronic form; revising requirements for certain transactions involving the ownership of a manufactured home, mobile home, manufactured building or commercial coach or factory-built housing; revising eligibility requirements for persons seeking assistance from the Account for Affordable Housing; revising provisions governing local ordinances concerning the placement of certain manufactured homes; and providing other matters properly relating thereto.

**Legislative Counsel’s Digest:**

1 Existing law sets forth various requirements and restrictions relating to a  
2 certificate of ownership that is issued by the Housing Division of the Department of  
3 Business and Industry for a manufactured home, mobile home, manufactured  
4 building or commercial coach or factory-built housing. (NRS 489.501-489.585)  
5 **Sections 1-4, 6-16 and 18-23** of this bill change the name of such a certificate from  
6 a “certificate of ownership” to a “certificate of title.” **Section 24** of this bill



7 provides that any valid certificate of ownership issued by the Division before  
8 July 1, 2023, is deemed to be a certificate of title issued by the Division.

9 **Section 2** of this bill authorizes the Administrator of the Division to issue  
10 certain documents, including, among others, a certificate of title, in electronic form.

11 Existing law sets forth certain requirements concerning the sale of a new, used  
12 or rebuilt manufactured home, mobile home, manufactured building or commercial  
13 coach or new, used or rebuilt factory-built housing. (NRS 489.501, 489.511,  
14 489.521) If such a sale is conducted by a dealer, existing law requires the dealer to:  
15 (1) complete a dealer's report of sale on a form prescribed by the Division which  
16 contains certain required information; and (2) require the buyer to sign an  
17 acknowledgement of taxes on a form prescribed by the Division which includes  
18 certain information. (NRS 489.501, 489.511) **Sections 5 and 6** of this bill eliminate  
19 certain requirements concerning the dealer's report of sale and the information that  
20 is required to be included on the dealer's report of sale and the acknowledgement of  
21 taxes.

22 If the sale of a used or rebuilt manufactured home, mobile home, manufactured  
23 building or commercial coach or used or rebuilt factory-built housing is conducted  
24 by a person who is not a dealer, existing law requires the seller or buyer, or both,  
25 to submit certain documents to the Division and the county assessor of the county in  
26 which the manufactured home, mobile home, manufactured building, commercial  
27 coach or factory-built housing is located. (NRS 489.521) **Section 7** of this bill  
28 eliminates that requirement and instead requires the seller or buyer, or both,  
29 to submit to the Division and the county assessor any information that the  
30 Administrator requires by regulation.

31 Existing law prohibits the Division from issuing a certificate of ownership of a  
32 used manufactured home or used mobile home unless the county assessor of the  
33 county in which the manufactured home or mobile home was situated at the time of  
34 sale has endorsed on the certificate that certain taxes have been paid. (NRS  
35 489.531) **Section 8** of this bill revises that prohibition to authorize the Division to  
36 issue a certificate of title of a used manufactured home or used mobile home if the  
37 county assessor verifies to the Division, on a form prescribed by the Division, that  
38 certain taxes have been paid.

39 With certain exceptions, existing law prohibits any money concerning the sale  
40 or exchange of an interest in a manufactured home, mobile home, manufactured  
41 building or commercial coach or factory-built housing which is held by a dealer  
42 from being distributed until, among other things, an application for a certificate of  
43 ownership or certificate of title has been submitted to the Division and certain  
44 documents have been executed. (NRS 489.723) **Section 15** of this bill requires that  
45 application to be submitted and those documents to be executed in a form  
46 prescribed by the Division.

47 **Section 26** of this bill eliminates certain requirements concerning the transfer  
48 of the title to or the interest of an owner in a manufactured home, mobile home or  
49 commercial coach.

50 Existing law creates the Account for Low-Income Housing, which is  
51 administered by the Division, and establishes the purposes for which the Account is  
52 required to be used. (NRS 118B.215, 319.500, 319.510) One such required use is to  
53 assist eligible persons by supplementing their monthly rent for the manufactured  
54 home lot on which their manufactured home is located. Under existing law, to be  
55 eligible for assistance from the Account, a person is required to have, among other  
56 things, a monthly household income that is at or below certain specified amounts.  
57 (NRS 118B.215) **Section 18** of this bill revises those eligibility requirements to  
58 instead require that, to be eligible for assistance from the Account, a person must  
59 have a monthly household income that is at or below: (1) the federally designated  
60 level signifying poverty or thirty percent of the median family income, as  
61 prescribed by the HOME Investment Partnerships Act, adjusted for household size,



62 which the United States Department of Housing and Urban Development has  
63 established for the area of the State in which the manufactured home is located,  
64 whichever is greater; or (2) a maximum monthly household income that the  
65 Administrator has established by regulation. (42 U.S.C. §§ 12701 et seq.)

66 Existing law requires a governing body of a city or county to adopt standards  
67 for the placement of a manufactured home that will not be affixed to a lot within a  
68 mobile home park and prescribes certain criteria for such a manufactured home that  
69 must be incorporated into such standards. (NRS 278.02095) **Section 19** of this bill  
70 revises these criteria to provide that such a manufactured home must consist of one  
71 or more sections and consist of at least 400 square feet of living area, except under  
72 certain circumstances.

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

1 **Section 1.** NRS 487.100 is hereby amended to read as follows:

2 487.100 1. Except as otherwise provided in subsections 2 and  
3 3, any automobile wrecker purchasing from any person other than a  
4 licensed operator of a salvage pool any vehicle subject to  
5 registration pursuant to the laws of this State shall forward to the  
6 Department the certificates of title and registration last issued  
7 therefor.

8 2. The certificate of ~~ownership~~ **title** last issued for a mobile  
9 home or commercial coach must be sent by the wrecker to the  
10 Housing Division of the Department of Business and Industry.

11 3. An automobile wrecker is not required to:

12 (a) Provide the Department with a certificate of title, salvage  
13 title or a nonrepairable vehicle certificate and certificate of  
14 registration last issued; or

15 (b) Obtain from the Department a certificate of title, salvage  
16 title, nonrepairable vehicle certificate or certificate of registration,  
17 ↪ for a motor vehicle that is to be processed as parts or scrap metal  
18 by the automobile wrecker pursuant to NRS 487.105.

19 **Sec. 2.** NRS 489.231 is hereby amended to read as follows:

20 489.231 1. To carry out the provisions of this chapter, the  
21 Administrator may:

22 (a) Issue subpoenas for the attendance of witnesses or the  
23 production of books, papers and documents; and

24 (b) Conduct hearings.

25 2. The Administrator may apply for and receive grants from  
26 the Secretary of Housing and Urban Development for developing  
27 and carrying out a plan for enforcement and administration of  
28 federal standards of safety and construction respecting manufactured  
29 homes offered for sale or lease in this state.

30 3. The Administrator may adopt regulations to ensure  
31 acceptance by the Secretary of Housing and Urban Development of



1 the state plan for administration and enforcement of federal  
2 standards of safety and construction respecting manufactured homes  
3 in accordance with the National Manufactured Housing  
4 Construction and Safety Standards Act of 1974, 42 U.S.C. §§ 5401  
5 et seq.

6 4. The Administrator may:

7 (a) Make inspections;

8 (b) Approve plans and specifications;

9 (c) Provide technical services;

10 (d) Issue licenses, permits, certificates of ~~ownership~~ *title* and  
11 certificates and labels of compliance and installation ~~;~~ *in such*  
12 *form as he or she may deem proper, including, without limitation,*  
13 *in electronic form;*

14 (e) Enter into reciprocal agreements with other states or private  
15 organizations that adopt and maintain standards reasonably  
16 consistent with this chapter;

17 (f) Collect the fees provided for in this chapter; and

18 (g) Adopt regulations necessary to carry out his or her duties  
19 under this chapter.

20 5. The Administrator or a representative of the Administrator  
21 may enter, at reasonable times and without notice, any mobile home  
22 park or place of business or any factory, warehouse or establishment  
23 in which manufactured homes, mobile homes, travel trailers,  
24 manufactured buildings or factory-built housing are manufactured,  
25 stored or held for sale or distribution and inspect at reasonable times  
26 in a reasonable manner the premises and books, papers, records and  
27 documents which are relevant to the manufacture, distribution and  
28 sale of manufactured homes, mobile homes, travel trailers,  
29 manufactured buildings or factory-built housing and compliance  
30 with the National Manufactured Housing Construction and Safety  
31 Standards Act of 1974, 42 U.S.C. §§ 5401 et seq., this chapter and  
32 chapter 461 of NRS, and any regulations adopted pursuant thereto,  
33 and to compliance by landlords of mobile home parks with the  
34 prohibition in NRS 118B.140 against charging or receiving any  
35 entrance or exit fee. A magistrate shall issue a warrant to permit an  
36 inspection if the Administrator has shown:

37 (a) Evidence that a violation of a provision of this chapter or of  
38 the prohibition in NRS 118B.140 against charging or receiving any  
39 entrance or exit fee has been committed or is being committed; or

40 (b) That the business has been chosen for an inspection on the  
41 basis of a general administrative plan for the enforcement of the  
42 provisions of this chapter.

43 **Sec. 3.** NRS 489.272 is hereby amended to read as follows:

44 489.272 The Administrator shall adopt regulations:



1 1. Requiring a person who is buying or selling a manufactured  
2 home, mobile home or commercial coach pursuant to:

- 3 (a) A sale to satisfy a lien; or  
4 (b) A contract for sale or other agreement by which the  
5 certificate of title ~~[or certificate of ownership]~~ does not pass  
6 immediately from the seller to the buyer upon the sale,  
7 ↪ to submit to the Administrator such information regarding the  
8 sale as the Administrator deems necessary.

9 2. Establishing requirements for the issuance or transfer of a  
10 certificate of title ~~[or certificate of ownership]~~ of a mobile home,  
11 manufactured home or a commercial coach in cases involving:

- 12 (a) More than one transferor or transferee;  
13 (b) A transferor or transferee who holds a certificate of title ~~[or~~  
14 ~~certificate of ownership]~~ in trust for another person; or  
15 (c) A sale to satisfy a lien.

16 **Sec. 4.** NRS 489.481 is hereby amended to read as follows:  
17 489.481 The Division shall adopt regulations providing fees  
18 for:

- 19 1. Certificates of installation;  
20 2. Labels of installation;  
21 3. Certificates of compliance;  
22 4. Labels of compliance;  
23 5. Certificates of ~~[ownership:]~~ *title*;  
24 6. Licenses of manufacturers, dealers, distributors,  
25 salespersons, responsible managing employees, general  
26 servicepersons and specialty servicepersons;  
27 7. Licenses for branch offices; and  
28 8. Any other services provided by the Division.

29 **Sec. 5.** NRS 489.501 is hereby amended to read as follows:

30 489.501 1. When a new manufactured home, new mobile  
31 home, new manufactured building or new commercial coach or new  
32 factory-built housing is sold in this State by a dealer, the dealer shall  
33 complete a report of sale. The report of sale must be in a form  
34 prescribed by the Division . ~~[and include a description of the~~  
35 ~~manufactured home, mobile home, manufactured building,~~  
36 ~~commercial coach or factory built housing, the name and address of~~  
37 ~~the seller and the name and address of the buyer. If in connection~~  
38 ~~with the sale a security interest is taken or retained by the seller or~~  
39 ~~dealer to secure all or part of the purchase price, or a security~~  
40 ~~interest is taken by a person who gives value to enable the buyer to~~  
41 ~~acquire rights in the manufactured home, mobile home,~~  
42 ~~manufactured building, commercial coach or factory built housing,~~  
43 ~~the name and address of the secured party or an assignee thereof~~  
44 ~~must be entered on the report of sale.]~~



1 2. The dealer shall require the buyer to sign an  
2 acknowledgment of taxes, on a form prescribed by the Division . ~~f~~  
3 ~~which includes a statement that a manufactured home, mobile home,~~  
4 ~~manufactured building or commercial coach or factory built housing~~  
5 ~~is taxable in the county in which it is located.]~~ A dealer who sells a  
6 new manufactured home, new mobile home, new manufactured  
7 building or new commercial coach or new factory-built housing  
8 shall deliver the buyer's copy of the acknowledgment of taxes to the  
9 buyer at the time of sale and submit another copy within 30 days  
10 after the date of the sale to the county assessor of the county in  
11 which the manufactured home, mobile home, manufactured  
12 building, commercial coach or factory-built housing will be located.

13 3. The dealer shall submit the ~~[original of the]~~ report of sale  
14 and the manufacturer's certificate or statement of origin to the  
15 Division within 30 days after the execution of all instruments which  
16 the contract of sale required to be executed at the time of sale or  
17 within 30 days after the date of sale, whichever is later, unless an  
18 extension of time is granted by the Division.

19 4. A dealer who sells a new manufactured home, new mobile  
20 home, new manufactured building or new commercial coach or new  
21 factory-built housing shall deliver ~~[the buyer's]~~ a copy of the report  
22 of sale to the buyer at the time of sale and submit another copy  
23 within 30 days after the date of the sale to the county assessor of the  
24 county in which the manufactured home, mobile home,  
25 manufactured building, commercial coach or factory-built housing  
26 will be located.

27 **Sec. 6.** NRS 489.511 is hereby amended to read as follows:

28 489.511 1. If a used or rebuilt manufactured home, mobile  
29 home, manufactured building or commercial coach or used or  
30 rebuilt factory-built housing is sold in this State by a dealer, the  
31 dealer shall complete a dealer's report of sale. The report must be in  
32 a form prescribed by the Division . ~~[and include a description of the~~  
33 ~~manufactured home, mobile home, manufactured building,~~  
34 ~~commercial coach or factory built housing, the name and address of~~  
35 ~~the seller and the name and address of the buyer. If a security~~  
36 ~~interest exists at the time of the sale, or if in connection with the sale~~  
37 ~~a security interest is taken or retained by the seller or dealer to~~  
38 ~~secure all or part of the purchase price, or a security interest is taken~~  
39 ~~by a person who gives value to enable the buyer to acquire rights in~~  
40 ~~the manufactured home, mobile home, manufactured building,~~  
41 ~~commercial coach or factory built housing, the name and address of~~  
42 ~~the secured party must be entered on the dealer's report of sale.]~~

43 2. The dealer shall submit the ~~[original of the]~~ dealer's report  
44 of sale to the Division within 45 days after the execution of all  
45 instruments which the contract of sale requires to be executed at the



1 time of the sale, unless an extension of time is granted by the  
2 Division, together with the endorsed certificate of title ~~for certificate~~  
3 ~~of ownership~~ previously issued. The dealer shall furnish one copy  
4 of the report of sale to the buyer at the time of the sale. Within 45  
5 days after the sale, the dealer shall furnish one copy of the report of  
6 sale to the assessor of the county in which the manufactured home,  
7 mobile home, manufactured building, commercial coach or factory-  
8 built housing will be located.

9 3. The dealer shall require the buyer to sign an  
10 acknowledgment of taxes, on a form prescribed by the Division . ~~;~~  
11 ~~which includes a statement that the manufactured home, mobile~~  
12 ~~home, manufactured building, commercial coach or factory built~~  
13 ~~housing is taxable in the county in which it is located.]~~ The dealer  
14 shall deliver the buyer's copy of the acknowledgment to the buyer at  
15 the time of sale and submit another copy to the county assessor of  
16 the county in which the manufactured home, mobile home,  
17 manufactured building, commercial coach or factory-built housing  
18 is to be located.

19 4. If a used or rebuilt manufactured home, mobile home,  
20 manufactured building or commercial coach or used or rebuilt  
21 factory-built housing is sold by a dealer pursuant to an installment  
22 contract or other agreement by which the certificate of title ~~for~~  
23 ~~certificate of ownership~~ does not pass immediately from the seller  
24 to the buyer upon the sale, the dealer shall submit to the Division  
25 any information required by the regulations adopted by the  
26 Administrator pursuant to NRS 489.272.

27 **Sec. 7.** NRS 489.521 is hereby amended to read as follows:

28 489.521 1. If a used or rebuilt manufactured home, mobile  
29 home, manufactured building or commercial coach or used or  
30 rebuilt factory-built housing is sold in this State by a person who is  
31 not a dealer, the seller or buyer, or both, shall :

32 (a) *Within 45 days after the sale,* submit to the Division ~~;~~ and  
33 ~~for a copy~~ to the county assessor of the county in which the  
34 manufactured home, mobile home, manufactured building,  
35 commercial coach or factory-built housing is located ~~;~~ ~~within 45~~  
36 ~~days after the sale:~~

37 ~~—(a) If a certificate of ownership has been issued in this State, that~~  
38 ~~certificate properly endorsed.] the information required by the~~  
39 ~~regulations adopted by the Administrator pursuant to subsection~~  
40 ~~2; and~~

41 (b) If ~~for a certificate of title or other document of title has been~~  
42 ~~issued by a public authority of another state, territory or country:~~

- 43 ~~—(1) The certificate or document properly endorsed; and~~  
44 ~~—(2) A statement showing, if not included on the endorsed~~  
45 ~~certificate or document, the description of the manufactured home,~~



1 ~~mobile home, manufactured building, commercial coach or factory-~~  
2 ~~built housing, the names and addresses of the buyer and seller, and~~  
3 ~~the name and address of any person who takes or retains a purchase~~  
4 ~~money security interest. The statement must be signed and~~  
5 ~~acknowledged by the seller and buyer.~~

6 ~~—(c) If a document of title has not been issued by any public~~  
7 ~~authority, a statement showing all the information and signed and~~  
8 ~~acknowledged in the manner required by subparagraph (2) of~~  
9 ~~paragraph (b).~~

10 ~~—2. If a] *the* used or rebuilt manufactured home, mobile home,~~  
11 ~~manufactured building or commercial coach or used or rebuilt~~  
12 ~~factory-built housing is sold by a person who is not a dealer~~  
13 ~~pursuant to an installment contract or other agreement by which the~~  
14 ~~certificate of title ~~[or certificate of ownership]~~ does not pass~~  
15 ~~immediately from the seller to the buyer upon the sale, ~~[the seller or~~~~  
16 ~~buyer, or both, shall] submit to the Division any information~~  
17 ~~required by the regulations adopted by the Administrator pursuant to~~  
18 ~~NRS 489.272.~~

19 *2. The Administrator shall adopt regulations prescribing the*  
20 *information that is required to be submitted to the Division and*  
21 *county assessor pursuant to paragraph (a) of subsection 1.*

22 **Sec. 8.** NRS 489.531 is hereby amended to read as follows:

23 489.531 ~~[1.]~~ The Division shall not issue a certificate of  
24 ~~[ownership] title~~ of a used manufactured home or used mobile home  
25 unless the county assessor of the county in which the manufactured  
26 home or mobile home was situated at the time of sale has ~~[endorsed~~  
27 ~~on] provided to the ~~[certificate] Division, on a form prescribed by~~~~  
28 ~~the Division, verification~~ that all personal property taxes on that  
29 manufactured home or mobile home for the fiscal year have been  
30 paid.

31 ~~[2. Every certificate of ownership issued for a used~~  
32 ~~manufactured home or mobile home must contain a warning, printed~~  
33 ~~or stamped on its face, to the effect that title to a used manufactured~~  
34 ~~home or used mobile home does not pass until the county assessor~~  
35 ~~of the county in which the manufactured home or mobile home was~~  
36 ~~situated at the time of the sale has endorsed on the certificate that all~~  
37 ~~personal property taxes on that manufactured home or mobile home~~  
38 ~~for the fiscal year have been paid.]~~

39 **Sec. 9.** NRS 489.541 is hereby amended to read as follows:

40 489.541 1. Except as otherwise provided in subsections 4 and  
41 5, upon receipt of the documents required by the Division, the  
42 Division shall issue a certificate of ~~[ownership] title~~.

43 2. If no security interest is created or exists in connection with  
44 the sale, the certificate of ~~[ownership] title~~ must be issued to the  
45 buyer.





1 3. If a security interest is created by the sale, the certificate of  
2 ~~ownership~~ title must be issued to the secured party or an assignee  
3 thereof, and must show the name of the registered owner.

4 4. The Division shall not issue a certificate of ~~ownership~~ title  
5 for a mobile home that has been determined to be substandard until  
6 the conditions that rendered the mobile home substandard are  
7 abated.

8 5. The Division shall not issue a certificate of title ~~for~~  
9 ~~certificate of ownership~~ for factory-built housing that constitutes  
10 real property pursuant to subsection 4 of NRS 361.244.

11 **Sec. 10.** NRS 489.561 is hereby amended to read as follows:

12 489.561 Whenever an application is made to the Division for  
13 title of a manufactured home, mobile home or commercial coach  
14 previously titled and the applicant is unable to present the certificate  
15 of ~~ownership~~ title previously issued because it is lost or being  
16 unlawfully detained by one in possession or is not otherwise  
17 available, the Division may receive the application and examine the  
18 circumstances of the case and require the filing of affidavits or other  
19 information. When the Division is satisfied that the applicant is  
20 entitled to a certificate of ~~ownership~~ title, or pursuant to NRS  
21 489.562, it may issue the certificate on the manufactured home,  
22 mobile home or commercial coach.

23 **Sec. 11.** NRS 489.562 is hereby amended to read as follows:

24 489.562 1. If an applicant who is seeking a certificate of  
25 ~~ownership~~ title is unable to provide the information required by  
26 the Division pursuant to NRS 489.561 and satisfy the Division that  
27 the applicant is entitled to a certificate of ~~ownership~~ title pursuant  
28 to that section, the applicant may obtain a new certificate of  
29 ~~ownership~~ title from the Division by:

30 (a) Filing a bond with the Division that meets the requirements  
31 of subsection 3; and

32 (b) Allowing the Division to inspect the manufactured home,  
33 mobile home or commercial coach for compliance with the safety  
34 standards and other requirements provided in regulations adopted by  
35 the Administrator pursuant to NRS 489.251.

36 2. Any person damaged by the issuance of a certificate of  
37 ~~ownership~~ title pursuant to this section has a right of action to  
38 recover on the bond for any breach of its conditions, except the  
39 aggregate liability of the surety to all persons must not exceed the  
40 amount of the bond.

41 3. The bond required pursuant to subsection 1 must be:

42 (a) In a form prescribed by the Division;

43 (b) Executed by the applicant as principal and by a corporation  
44 qualified under the laws of this State as surety;



1 (c) In an amount equal to one and one-half times the most recent  
2 assessed value assigned by the relevant county assessor to the  
3 manufactured home, mobile home or commercial coach; and

4 (d) Conditioned to indemnify any:

5 (1) Prior owner or lienholder of the manufactured home,  
6 mobile home or commercial coach, and his or her successors in  
7 interest;

8 (2) Subsequent purchaser of the manufactured home, mobile  
9 home or commercial coach, and his or her successors in interest; or

10 (3) Person acquiring a security interest in the manufactured  
11 home, mobile home or commercial coach, and his or her successors  
12 in interest,

13 ↪ against any expense, loss or damage because of the issuance of  
14 the certificate of ~~ownership~~ title or because of any defect in or  
15 undisclosed security interest in the applicant's right or title to the  
16 manufactured home, mobile home or commercial coach or the  
17 applicant's interest in the manufactured home, mobile home or  
18 commercial coach.

19 4. A right of action does not exist in favor of any person by  
20 reason of any action or failure to act on the part of the Division or  
21 any officer or employee thereof in carrying out the provisions of this  
22 section, or in giving or failing to give any information concerning  
23 the legal ownership of a manufactured home, mobile home or  
24 commercial coach or the existence of a certificate of ~~ownership~~  
25 title obtained pursuant to this section.

26 **Sec. 12.** NRS 489.564 is hereby amended to read as follows:

27 489.564 1. The owner or joint owners of a manufactured  
28 home, mobile home or commercial coach may request the Division  
29 to issue a certificate of ~~ownership~~ title in beneficiary form for the  
30 manufactured home, mobile home or commercial coach, as  
31 applicable, which includes a directive to the Division to transfer the  
32 certificate of ~~ownership~~ title upon the death of the owner or upon  
33 the death of all joint owners to a beneficiary named on the face of  
34 the certificate of ~~ownership~~ title.

35 2. A request made pursuant to subsection 1 must be submitted  
36 on an application made available by the Division and must:

37 (a) Contain a notarized signature of the owner or each joint  
38 owner; and

39 (b) Be accompanied by the fee for the issuance of a certificate of  
40 ~~ownership~~ title.

41 3. A certificate of ~~ownership~~ title in beneficiary form may not  
42 be issued to a person who holds an interest in a manufactured home,  
43 mobile home or commercial coach as a tenant in common with  
44 another person.



1 4. A certificate of **[ownership] title** in beneficiary form must  
2 include after the name of the owner or after the names of joint  
3 owners the words “transfer on death to” or the abbreviation “TOD”  
4 followed by the name of the beneficiary.

5 5. During the lifetime of a sole owner or before the death of the  
6 last surviving joint owner:

7 (a) The signature or consent of the beneficiary is not required for  
8 any transaction relating to a manufactured home, mobile home or  
9 commercial coach for which a certificate of **[ownership] title** in  
10 beneficiary form has been issued; and

11 (b) The certificate of **[ownership] title** in beneficiary form may  
12 be revoked or the beneficiary changed at any time by:

13 (1) Sale of the manufactured home, mobile home or  
14 commercial coach with proper assignment and delivery of the  
15 certificate of **[ownership] title** to another person; or

16 (2) Filing an application with, and paying a fee to, the  
17 Division to reissue the certificate of **[ownership] title** with no  
18 designation of a beneficiary or with the designation of a different  
19 beneficiary.

20 6. The interest of the beneficiary in a manufactured home,  
21 mobile home or commercial coach on the death of the sole owner or  
22 on the death of the last surviving joint owner is subject to any  
23 contract of sale, assignment or ownership or security interest to  
24 which the owner or owners of the manufactured home, mobile home  
25 or commercial coach were subject during their lifetime.

26 7. Except as otherwise provided in paragraph (b) of subsection  
27 5, the designation of a beneficiary in a certificate of **[ownership]**  
28 **title** in beneficiary form may not be changed or revoked by will, any  
29 other instrument or a change in circumstances, or otherwise changed  
30 or revoked.

31 8. The Division shall, upon:

32 (a) Proof of death of one of the owners, of two or more joint  
33 owners or of a sole owner; and

34 (b) Payment of the fee for a certificate of **[ownership,] title,**  
35 ➔ issue a new certificate of **[ownership] title** for the manufactured  
36 home, mobile home or commercial coach to the surviving owner or  
37 owners or, if none, to the beneficiary, subject to any security  
38 interest.

39 9. For the purposes of complying with the provisions of  
40 subsection 8, the Division may rely on a death certificate, record or  
41 report that constitutes prima facie evidence of death.

42 10. The transfer on death of a manufactured home, mobile  
43 home or commercial coach pursuant to this section is not considered  
44 as testamentary and is not subject to administration pursuant to the  
45 provisions of title 12 of NRS.



1 11. As used in this section:

2 (a) "Beneficiary" means a person or persons designated to  
3 become the owner or owners of a manufactured home, mobile  
4 home or commercial coach on the death of the preceding owner or  
5 owners.

6 (b) "Certificate of ~~ownership~~ title in beneficiary form" means a  
7 certificate of ~~ownership~~ title of a manufactured home, mobile  
8 home or commercial coach that indicates the present owner or  
9 owners of the manufactured home, mobile home or commercial  
10 coach and designates a beneficiary.

11 **Sec. 13.** NRS 489.571 is hereby amended to read as follows:

12 489.571 1. Whenever a security interest is created in a  
13 manufactured home, mobile home or commercial coach, the  
14 certificate of ~~ownership~~ title must be delivered to the Division  
15 with a statement signed by the debtor showing the date of the  
16 security agreement, the names and addresses of the debtor and the  
17 secured party.

18 2. The Division shall issue to the secured party a certificate of  
19 ~~ownership~~ title with the name and address of the secured party and  
20 the name and address of the registered owner noted on it. If the  
21 security interest is subsequently acquired by another person, or if  
22 there is a change in the name or address of the secured party, the  
23 secured party shall apply to the Division for a corrected certificate  
24 of ~~ownership~~ title.

25 3. When the contract or terms of the security agreement have  
26 been fully performed, the seller or other secured party who holds the  
27 certificate of ~~ownership~~ title shall deliver the certificate to the  
28 person legally entitled to it with proper evidence of the termination  
29 or release of the security interest.

30 **Sec. 14.** NRS 489.585 is hereby amended to read as follows:

31 489.585 The Administrator shall adopt regulations pertaining  
32 to:

33 1. The issuance of a certificate of ~~ownership~~ title pursuant to  
34 NRS 489.562; and

35 2. The issuance and revocation of a certificate of ~~ownership~~  
36 title in beneficiary form and a change in beneficiary for such a  
37 certificate of ~~ownership~~ title pursuant to NRS 489.564.

38 **Sec. 15.** NRS 489.723 is hereby amended to read as follows:

39 489.723 1. Any money that a dealer receives from a client or  
40 other person concerning the sale or exchange of an interest in a  
41 manufactured home, mobile home, manufactured building or  
42 commercial coach or factory-built housing must be accounted for by  
43 the dealer when:



1 (a) The sale or exchange of the interest in the manufactured  
2 home, mobile home, manufactured building, commercial coach or  
3 factory-built housing is executed; or

4 (b) The contract for the sale or exchange of the interest in the  
5 manufactured home, mobile home, manufactured building,  
6 commercial coach or factory-built housing is rescinded by the  
7 dealer, client or any other person,

8 ↪ whichever occurs earlier.

9 2. The dealer shall:

10 (a) Prepare or cause to be prepared a written itemized statement  
11 concerning each expenditure or deduction of money made by the  
12 dealer;

13 (b) Deliver or cause to be delivered to each person from whom  
14 the dealer received money a copy of the written itemized statement;  
15 and

16 (c) Maintain a copy of the written itemized statement at the  
17 dealer's place of business.

18 3. Except as otherwise provided in a brokerage agreement or an  
19 escrow agreement signed by the parties to a sale or exchange of an  
20 interest in a manufactured home, mobile home, manufactured  
21 building or commercial coach or factory-built housing and the  
22 escrow agent or escrow officer licensed pursuant to the provisions  
23 of chapter 645A or 692A of NRS, no money concerning that sale or  
24 exchange held by a dealer may be distributed until:

25 (a) An application for:

26 (1) A certificate of ~~ownership~~ *title* for the manufactured  
27 home, mobile home, manufactured building, commercial coach or  
28 factory-built housing; or

29 (2) A certificate of title ~~for certificate of ownership~~ that does  
30 not pass immediately upon the sale or transfer of the manufactured  
31 home, mobile home, manufactured building, commercial coach or  
32 factory-built housing,

33 ↪ has been submitted to the Division ~~§~~ *in a form prescribed by*  
34 *the Division;*

35 (b) Each person who has a financial interest in the manufactured  
36 home, mobile home, manufactured building, commercial coach or  
37 factory-built housing has executed a document *in a form prescribed*  
38 *by the Division* that releases or waives the person's interest; and

39 (c) Each party to the sale or exchange has complied with the  
40 requirements for the sale or exchange that are set forth in the  
41 regulations adopted pursuant to the provisions of this chapter.

42 **Sec. 16.** NRS 489.821 is hereby amended to read as follows:

43 489.821 1. A person is guilty of a gross misdemeanor who  
44 knowingly:



1 (a) Makes any false entry on any certificate of origin or  
2 certificate of ~~ownership.~~ *title.*

3 (b) Furnishes false information to the Division concerning any  
4 security interest.

5 (c) Files with the Administrator any notice, statement or other  
6 document required under the provisions of this chapter which is  
7 false or contains any material misstatement of fact.

8 (d) Whether acting individually or as a director, officer or agent  
9 of a corporation, violates a provision of the National Manufactured  
10 Housing Construction and Safety Standards Act of 1974, 42 U.S.C.  
11 §§ 5401 et seq., this chapter and chapter 461 of NRS, and any  
12 regulations adopted pursuant thereto, causing a condition which  
13 endangers the health or safety of a purchaser of a manufactured  
14 home.

15 2. A dealer is guilty of a gross misdemeanor who knowingly:

16 (a) Fails to maintain a trust account as required by  
17 NRS 489.724.

18 (b) Commingles the money or other property of a seller or  
19 purchaser of a manufactured home, manufactured building or  
20 mobile home or factory-built housing with his or her own.

21 (c) Fails to cooperate or comply with or knowingly impedes or  
22 interferes with any investigation or audit conducted by the Division  
23 pursuant to NRS 489.7235.

24 (d) Acts as a dealer while insolvent or engages in any financial  
25 practice which creates a substantial risk of insolvency.

26 3. Except as otherwise provided in this section, any person who  
27 knowingly or willfully violates any provision of this chapter is  
28 guilty of a misdemeanor.

29 4. Subsection 3 does not apply to a manufacturer of travel  
30 trailers.

31 **Sec. 17.** (Deleted by amendment.)

32 **Sec. 18.** NRS 118B.215 is hereby amended to read as follows:

33 118B.215 1. In addition to the requirements set forth in NRS  
34 319.510, money in the Account may be used to pay necessary  
35 administrative costs and to assist eligible persons by supplementing  
36 their monthly rent for the manufactured home lot on which their  
37 manufactured home is located. Except as otherwise provided in  
38 subsection 3, to be eligible for assistance from the Account, a person  
39 must:

40 (a) Except as otherwise provided in this subsection, have been a  
41 tenant in the same manufactured home park in this State for at least  
42 1 year immediately preceding his or her application for assistance;

43 (b) Be the registered owner of the manufactured home which is  
44 subject to the tenancy, as indicated on the certificate of



1 ~~[ownership]~~ *title* that is issued by the Division pursuant to  
2 NRS 489.541;

3 (c) Have a monthly household income, as determined by the  
4 Administrator in accordance with subsection 2, which is at or below:

5 (1) The federally designated level signifying poverty or  
6 ~~[\$750, whichever is greater, if the person is the sole occupant]~~ *thirty*  
7 *percent of the median family income, as prescribed by the HOME*  
8 *Investment Partnerships Act, 42 U.S.C. §§ 12701 et seq., adjusted*  
9 *for household size, which the United States Department of*  
10 *Housing and Urban Development has established for the area of*  
11 *the State in which the manufactured home ~~[:]~~ is located, whichever*  
12 *is greater;* or

13 (2) ~~[The federally designated level signifying poverty or~~  
14 ~~\$1,125, whichever is greater, if the person is not the sole occupant~~  
15 ~~of the manufactured home;]~~ *A maximum monthly household*  
16 *income that the Administrator has established by regulation*  
17 *pursuant to subsection 5;*

18 (d) Be a tenant in a manufactured home park that is operated for  
19 profit and maintain continuous tenancy in that park during the  
20 duration of the supplemental assistance; and

21 (e) Not have assets whose value is more than \$12,000, excluding  
22 the value of:

- 23 (1) The manufactured home which is subject to the tenancy;  
24 (2) The contents of that manufactured home; and  
25 (3) One motor vehicle.

26 ↪ A person who has been a tenant of a manufactured home park in  
27 this State for at least 1 year, but has not been a tenant of the  
28 manufactured home park in which the tenant resides at the time the  
29 tenant applies for assistance for at least 1 year, is eligible for  
30 assistance from the Account if the tenant moved to the  
31 manufactured home park in which the tenant resides at the time of  
32 his or her application because the tenant was unable to pay the rent  
33 at the manufactured home park from which the tenant moved or  
34 because that park was closed.

35 2. In determining the monthly household income of an  
36 applicant pursuant to subsection 1, the Administrator shall exclude  
37 from the calculation:

38 (a) The value of any food stamps the applicant received pursuant  
39 to the Food Stamp Act of 1977, as amended, 7 U.S.C. §§ 2011 et  
40 seq., during the year immediately preceding his or her application  
41 for assistance; or



1 (b) If the applicant is receiving coverage pursuant to Medicare  
2 Part B, 42 U.S.C. §§ 1395j et seq., the value of the cost of that  
3 coverage during the year immediately preceding his or her  
4 application for assistance,

5 ↪ whichever is greater.

6 3. The Administrator may waive the requirements for  
7 eligibility set forth in subsection 1 upon the written request of an  
8 applicant if the applicant demonstrates to the satisfaction of the  
9 Administrator that the circumstances of the applicant warrant a  
10 waiver as a result of:

11 (a) Illness;

12 (b) Disability; or

13 (c) Extreme financial hardship based upon a significant  
14 reduction of income, when considering the applicant's current  
15 financial circumstances.

16 ↪ An applicant shall include with his or her request for a waiver all  
17 medical and financial documents that support his or her request.

18 4. The Administrator shall adopt regulations establishing:

19 (a) The annual reporting requirements for persons receiving  
20 assistance pursuant to this section. The regulations must require that  
21 each such person provide the Division with a written  
22 acknowledgment of his or her continued eligibility for assistance.

23 (b) The maximum amount of assistance which may be  
24 distributed to a person to supplement his or her monthly rent  
25 pursuant to this section.

26 5. *The Administrator may adopt regulations establishing a*  
27 *maximum monthly household income for a person to be eligible*  
28 *for assistance from the Account pursuant to subparagraph (2) of*  
29 *paragraph (c) of subsection 1.*

30 6. As used in this section:

31 (a) "Manufactured home" includes a travel trailer that is located  
32 on a manufactured home lot within a manufactured home park.

33 (b) "Monthly household income" means the combined monthly  
34 incomes of the occupants of a manufactured home which is subject  
35 to the tenancy for which assistance from the Account is requested.

36 (c) "Travel trailer" has the meaning ascribed to it in  
37 NRS 489.150.

38 **Sec. 19.** NRS 278.02095 is hereby amended to read as  
39 follows:

40 278.02095 1. Except as otherwise provided in this section, in  
41 an ordinance relating to the zoning of land adopted or amended by a  
42 governing body, the definition of "single-family residence" must  
43 include a manufactured home.

44 2. Notwithstanding the provisions of subsection 1, a governing  
45 body shall adopt standards for the placement of a manufactured





1 home that will not be affixed to a lot within a mobile home park  
2 which require that:

3 (a) The manufactured home:

4 (1) Be permanently affixed to a residential lot;

5 (2) Be manufactured within the 6 years immediately  
6 preceding the date on which it is affixed to the residential lot;

7 (3) Have exterior siding and roofing which is similar in  
8 color, material and appearance to the exterior siding and roofing  
9 primarily used on other single-family residential dwellings in the  
10 immediate vicinity of the manufactured home, as established by the  
11 governing body;

12 (4) Consist of ~~more than~~ one ~~section;~~ *or more sections;*  
13 and

14 (5) Consist of at least ~~1,200~~ *400* square feet of living area  
15 unless the governing body, by administrative variance or other  
16 expedited procedure established by the governing body, approves a  
17 lesser amount of square footage based on the size or configuration  
18 of the lot or the square footage of single-family residential dwellings  
19 in the immediate vicinity of the manufactured home; and

20 (b) If the manufactured home has an elevated foundation, the  
21 foundation is masked architecturally in a manner determined by the  
22 governing body.

23 ↪ The governing body of a local government in a county whose  
24 population is less than 45,000 may adopt standards that are less  
25 restrictive than the standards set forth in this subsection.

26 3. Standards adopted by a governing body pursuant to  
27 subsection 2 must be objective and documented clearly and must not  
28 be adopted to discourage or impede the construction or provision of  
29 affordable housing, including, without limitation, the use of  
30 manufactured homes for affordable housing.

31 4. Before a building department issues a permit to place a  
32 manufactured home on a lot pursuant to this section, other than a  
33 new manufactured home, the owner must surrender the certificate of  
34 ~~ownership~~ *title* to the Housing Division of the Department of  
35 Business and Industry. The Division shall provide proof of such a  
36 surrender to the owner who must submit that proof to the building  
37 department.

38 5. The provisions of this section do not abrogate a recorded  
39 restrictive covenant prohibiting manufactured homes, nor do the  
40 provisions apply within the boundaries of a historic district  
41 established pursuant to NRS 384.005 or 384.100. An application to  
42 place a manufactured home on a residential lot pursuant to this  
43 section constitutes an attestation by the owner of the lot that the  
44 placement complies with all covenants, conditions and restrictions



1 placed on the lot and that the lot is not located within a historic  
2 district.

3 6. As used in this section:

4 (a) "Manufactured home" has the meaning ascribed to it in  
5 NRS 489.113.

6 (b) "New manufactured home" has the meaning ascribed to it in  
7 NRS 489.125.

8 **Sec. 20.** NRS 319.169 is hereby amended to read as follows:

9 319.169 1. The Account for Housing Inspection and  
10 Compliance is hereby created in the State General Fund.

11 2. The Account must be administered by the Division. Except  
12 as otherwise provided in NRS 118B.213 and 489.265, all money  
13 received by the Division pursuant to NRS 118B.185 or any other  
14 source must be deposited into the Account.

15 3. The interest and income earned on the money in the  
16 Account, after deducting any applicable charges, must be credited to  
17 the Account.

18 4. Claims against the Account must be paid as other claims  
19 against the State are paid.

20 5. The Administrator shall adopt regulations setting forth the  
21 use of the money in the Account, including, without limitation:

22 (a) Licensing, regulating and inspecting:

23 (1) Housing for persons of low-income that is financed  
24 pursuant to this chapter; and

25 (2) Manufactured homes, mobile homes, manufactured  
26 buildings, commercial coaches, factory-built housing or  
27 manufactured home parks pursuant to chapters 118B, 461, 461A and  
28 489 of NRS;

29 (b) Licensing, regulating and inspecting manufacturers, general  
30 servicepersons, dealers, responsible managing employees,  
31 salespersons, distributors and specialty servicepersons pursuant to  
32 chapter 489 of NRS;

33 (c) Maintaining title records, and issuing certificates of  
34 ~~ownership,~~ title, property liens and conversions to real property of  
35 a mobile home or manufactured home;

36 (d) Investigating complaints, including, without limitation,  
37 complaints:

38 (1) Between a landlord and a tenant of a mobile home park;  
39 and

40 (2) Alleging unlicensed activity; and

41 (e) Administering any educational and training program for a  
42 provider of manufactured housing.

43 6. As used in this section:

44 (a) "Commercial coach" has the meaning ascribed to it in  
45 NRS 489.062.



- 1 (b) "Dealer" has the meaning ascribed to it in NRS 489.076.  
2 (c) "Distributor" has the meaning ascribed to it in NRS 489.081.  
3 (d) "Factory-built housing" has the meaning ascribed to it in  
4 NRS 461.080.  
5 (e) "General serviceperson" has the meaning ascribed to it in  
6 NRS 489.102.  
7 (f) "Manufactured building" has the meaning ascribed to it in  
8 NRS 461.132.  
9 (g) "Manufactured home" has the meaning ascribed to it in  
10 NRS 489.113.  
11 (h) "Manufactured home lot" has the meaning ascribed to it in  
12 NRS 118B.016.  
13 (i) "Manufactured home park" has the meaning ascribed to it in  
14 NRS 118B.017.  
15 (j) "Manufacturer" has the meaning ascribed to it in  
16 NRS 489.115.  
17 (k) "Mobile home" has the meaning ascribed to it in  
18 NRS 489.120.  
19 (l) "Mobile home park" has the meaning ascribed to  
20 "manufactured home park" in NRS 118B.017.  
21 (m) "Responsible managing employee" has the meaning  
22 ascribed to it in NRS 489.1353.  
23 (n) "Salesperson" has the meaning ascribed to it in  
24 NRS 489.137.  
25 (o) "Specialty serviceperson" has the meaning ascribed to it in  
26 NRS 489.147.

27 **Sec. 21.** NRS 361.2445 is hereby amended to read as follows:

28 361.2445 1. A mobile or manufactured home which has been  
29 converted to real property pursuant to NRS 361.244 may not be  
30 removed from the real property to which it is affixed unless, at least  
31 30 days before removing the mobile or manufactured home:

32 (a) The owner:

33 (1) Files with the Division an affidavit stating that the sole  
34 purpose for converting the mobile or manufactured home from real  
35 to personal property is to effect a transfer of the title to the mobile or  
36 manufactured home;

37 (2) Files with the Division the affidavit of consent to the  
38 removal of the mobile or manufactured home of each person who  
39 holds any legal interest in the real property to which the mobile or  
40 manufactured home is affixed; and

41 (3) Gives written notice to the county assessor of the county  
42 in which the real property is situated; and

43 (b) The county tax receiver certifies in writing that all taxes for  
44 the fiscal year on the mobile or manufactured home and the real



1 property to which the mobile or manufactured home is affixed have  
2 been paid.

3 2. The county assessor shall not remove a mobile or  
4 manufactured home from the tax rolls until:

5 (a) The county assessor has received verification that there is no  
6 security interest in the mobile or manufactured home or the holders  
7 of security interests have agreed in writing to the conversion of the  
8 mobile or manufactured home to personal property; and

9 (b) An affidavit of conversion of the mobile or manufactured  
10 home from real to personal property has been recorded in the county  
11 recorder's office of the county in which the real property to which  
12 the mobile or manufactured home was affixed is situated.

13 3. A mobile or manufactured home which is physically  
14 removed from real property pursuant to this section shall be deemed  
15 to be personal property immediately upon its removal.

16 4. The Department shall adopt:

17 (a) Such regulations as are necessary to carry out the provisions  
18 of this section; and

19 (b) A standard form for the affidavits required by this section.

20 5. Before the owner of a mobile or manufactured home that has  
21 been converted to personal property pursuant to this section may  
22 transfer ownership of the mobile or manufactured home, he or she  
23 must obtain a certificate of ~~ownership~~ title from the Division.

24 6. For the purposes of this section, the removal of a mobile or  
25 manufactured home from real property includes the detachment of  
26 the mobile or manufactured home from its foundation, other than  
27 temporarily for the purpose of making repairs or improvements to  
28 the mobile or manufactured home or the foundation.

29 7. An owner who physically removes a mobile or  
30 manufactured home from real property in violation of this section is  
31 liable for all legal costs and fees, plus the actual expenses, incurred  
32 by a person who holds any interest in the real property to restore the  
33 real property to its former condition. Any judgment obtained  
34 pursuant to this section may be recorded as a lien upon the mobile or  
35 manufactured home so removed.

36 8. As used in this section:

37 (a) "Division" means the Housing Division of the Department of  
38 Business and Industry.

39 (b) "Owner" means any person who holds an interest in the  
40 mobile or manufactured home or the real property to which the  
41 mobile or manufactured home is affixed evidenced by a conveyance  
42 or other instrument which transfers that interest to him or her and is  
43 recorded in the office of the county recorder of the county in which  
44 the mobile or manufactured home and real property are situated, but



1 does not include the owner or holder of a right-of-way, easement or  
2 subsurface property right appurtenant to the real property.

3 **Sec. 22.** NRS 372.383 is hereby amended to read as follows:

4 372.383 1. If a certificate of ~~ownership~~ **title** has been issued  
5 for a used manufactured home or used mobile home by the  
6 Department of Motor Vehicles or the Housing Division of the  
7 Department of Business and Industry, it is presumed that the taxes  
8 imposed by this chapter have been paid with respect to that  
9 manufactured home or mobile home.

10 2. As used in this section, “manufactured home” and “mobile  
11 home” have the meanings ascribed to them in NRS 372.316.

12 **Sec. 23.** NRS 374.388 is hereby amended to read as follows:

13 374.388 1. If a certificate of ~~ownership~~ **title** has been issued  
14 for a used manufactured home or used mobile home by the  
15 Department of Motor Vehicles or the Housing Division of the  
16 Department of Business and Industry, it is presumed that the taxes  
17 imposed by this chapter have been paid with respect to that  
18 manufactured home or mobile home.

19 2. As used in this section, “manufactured home” and “mobile  
20 home” have the meanings ascribed to them in NRS 374.321.

21 **Sec. 24.** Notwithstanding the amendatory provisions of this  
22 act, any valid certificate of ownership for a manufactured home,  
23 mobile home, manufactured building or commercial coach or  
24 factory-built housing that was issued by the Housing Division of the  
25 Department of Business and Industry before July 1, 2023, shall be  
26 deemed to be a certificate of title issued by the Housing Division of  
27 the Department of Business and Industry.

28 **Sec. 25.** The Legislative Counsel shall:

29 1. In preparing the Nevada Revised Statutes, make such  
30 changes as necessary so that references to a “certificate of  
31 ownership” issued by the Housing Division of the Department of  
32 Business and Industry are changed to a “certificate of title” issued  
33 by the Housing Division of the Department of Business and  
34 Industry; and

35 2. In preparing supplements to the Nevada Administrative  
36 Code, make such changes as necessary so that references to a  
37 “certificate of ownership” issued by the Housing Division of the  
38 Department of Business and Industry are changed to a “certificate of  
39 title” issued by the Housing Division of the Department of Business  
40 and Industry.

41 **Sec. 26.** NRS 489.551 is hereby repealed.

42 **Sec. 27.** 1. This section and section 26 of this act become  
43 effective upon passage and approval.

44 2. Sections 1 to 25, inclusive, of this act become effective:



- 1 (a) Upon passage and approval for the purpose of adopting any  
2 regulations and performing any other preparatory administrative  
3 tasks that are necessary to carry out the provisions of this act; and  
4 (b) On July 1, 2023, for all other purposes.

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**TEXT OF REPEALED SECTION**

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**489.551 Endorsement of certificate upon transfer.** Except as otherwise provided in NRS 489.564, upon a transfer of the title to or the interest of an owner in a manufactured home, mobile home or commercial coach for which a certificate of ownership is issued pursuant to the provisions of this chapter, the person whose title or interest is to be transferred and the transferee shall write their signatures with ink upon the certificate of ownership issued for the manufactured home, mobile home or commercial coach, together with the residence address of the transferee, in the appropriate spaces provided upon the reverse side of the certificate. The signature of the person whose title or interest is to be transferred that is written upon a certificate of ownership pursuant to the provisions of this section must be notarized.

