

**Notices Required by NRS 118B**

*With Citations*

There are many times throughout the basic running of a manufactured home park in Nevada where the ownership or management of the park must serve a notice, either to a tenant, all of their tenants, or the State’s relevant Administrator.

***WHEN MUST A PARK OWNER OR MANAGER NOTICE A TENANT?***

* When informing the tenant or tenants of contact information for both park management and contractors that can be contacted by tenants if management is not on site. **NRS 118B. 080**

Tenants must be Notified of:

* + Name, Address, Phone Number, and Office Hours of Management
  + Name, Address, Phone Number of Approved Servicepersons
* When the park needs to make a change to its current Rules & Regulations.

**NRS 118B. 100**

Tenants must be Notified **60 Days** prior to a meeting of the tenants and management to describe and outline any changes, and that change can not be made without Notifying tenants **60 Days** prior to the change taking effect. The Notice must:

* + Include a copy of the proposed change
  + Include information regarding the required meeting, including date, time, location, and options to join

A tenant may consent to the change before the **60 Days** have passed, in which case the change takes effect upon the time of consent.

* When a group of tenants call a meeting with the owner or manager pursuant to NRS 118B. 110, wherein the landlord is to meet with a tenant or group of tenants to express comments or concerns about a matter relevant to the park. Notice of this meeting must be provided **10 Days** in advance. **NRS 118B. 110**
* When a tenant moves into the park without written consent of the park management or ownership, either through purchase of a home or squatting in a family members’ home. **NRS 118B. 115**

Tenants will be given a **5 Day** Eviction Notice.

* When a park is changing either from or to an all-age park according to federal law, Notice must be provided to: **NRS 118B. 130**
  + Any tenant that will not meet the new criteria in the future will need assistance moving out of the park.
* When a Service Fee will be charged from the tenant. **NRS 118B. 140**

Tenants must be Notified **90 Days** in advance of the first fee:

* + The Timeframe that the Service Fee will be charged for, including end date, if possible.
* When the park is increasing monthly rental dues for their lots, the park must provide **90 Days** of Notice to tenants, as well as prospective tenants. **NRS 118B. 150**
* When a landlord is going to start charging tenants a fee for the capital improvement of the park. **NRS 118B. 150**

Tenants must be Notified **60 Days** prior to a meeting of the tenants and management to describe and outline the improvements, and that improvement can not be made without Notifying tenants **60 Days** prior to the change taking effect. The Notice must:

* + Include a copy of the proposed change
  + Include information regarding the required meeting, including date, time, location, and options to join
* Whenever there are planned outages of any utilities or other services provided by the community for the sake of upgrade or repair, **24 Hours** of notice is required.

**NRS 118B. 157**

* If prior approval is required by the park ownership before a manufactured home that resides within the park can be sold, and a home is sold without approval, a **5 Day** Eviction Notice can be issued to both the tenant that sold the home, and the buyer of the home if they refuse to sign or do not qualify for a lease agreement.

**NRS 118B. 170**

* If a tenant of a guest of a tenant commits a serious crime that could put the safety of the park at risk, that tenant may be served a **3 Day** Eviction Notice.

**NRS 118B. 190**

* If a tenant fails to pay their rents or any other fees within a timeframe set out in the park’s Rules & Regulations, but not to be shorter than five (5) business days, that tenant may be served a **10 Day** Eviction Notice. **NRS 118B. 190**

***WHEN MUST A PARK OWNER OR MANAGER NOTICE THE STATE?***

* Whenever there is a change in: ownership, opening/closing the park, managers of the park, assistant managers of the park, or changing any of the contact information that is associated with the ownership. **NRS 118B. 085**
* When the park is increasing rent, and they have reason to believe or do know that the park includes tenants that are already on the State’s Lot Rent Subsidy Program, they need to Notify the State **90 Days** before the rent change takes effect. **NRS 118B. 150**

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