

# NAMH Needs You.....You Need NAMH

Did you know that since 1973 the Nevada Association of Manufactured Home Owners, Inc., better known as NAMH, is the only organization in Nevada that has been working to protect the rights of mobile/manufactured homeowners and was instrumental in bringing about the "Chapter118B Landlord and Tenant: Manufactured Home Parks" booklet which are Nevada laws specifically written to protect each and every homeowner who lives in a land-lease mobile/manufactured home community.

## Following are some of the accomplishments NAMH has achieved over the years

### ***The 1970's:***

No eviction can be made without cause (.200). Managers cannot harass residents (.210). Each resident must be provided with a copy of NRS 118B (.070). Written rental agreements are required (.040).

### ***The 1980's:***

Owners cannot prohibit residents from having guests (150). If a community closes the owner must pay relocation costs of residents up to 50 miles (.040). Process for filing complaints and investigation of complaints (.086). Data must be collected annually on mobile home communities (.025).

### ***The 1990's:***

Rent subsidy fund started to assist low-income persons (.215). Communities are responsible for placement of homes (.067). Deposits must be refunded, with interest, after five years (.060). Communities are responsible for maintaining common areas, sidewalks, mailboxes, and facilities (.090). Parks responsible for driveway maintenance (.090). Parks cannot profit on government mandated services (water, sewer, taxes) (.140). Rent subsidy improvements; made rent subsidy qualifications easier (.215). Open zoning, which allowed manufactured homes on residential lots...Parks are responsible for tree trimming and snow removal (.090).

### ***The 2000's:***

The interest rate of deposit was changed to the prime rate of January or July (.060). Must allow seventy-two hour review of lease, rental document, etc. (.040). Only licensed installers are allowed to set-up manufactured homes (.067). Restrictions on increasing rent after filing for a change of land use (.183). Requirement that landlord pay relocation costs if park closure is forced by government authority (.183). Allows 10 days to approve or deny application prospective buyer and to notify buyer and tenant of results (.170). Before requiring or accepting payment of any application fee, a landlord shall give to a prospective tenant who may rent or lease a manufactured home lot (.040). The criteria used by the manufactured home park in deciding whether to accept an applicant: A list of every increase in rent during the last 5 years for the manufactured home lot: The maintenance responsibilities of the landlord pursuant to **NRS 118B.909**: Any other residency documents: In case of complaints, the landlord or designated person is required to meet with a representative group of tenants to hear and resolve such complaints (.110). If an owner decides to sell the park, the owner must pay the cost of moving the tenant's home to a new location within 100 miles. If the home is too old to move, the owner shall pay the tenant a fair market value for the home (.183). A proposed merger of the Manufactured Housing Division with the Housing Division was Defeated with NAMH members help. This merger would have been detrimental to manufactured homeowners. Sections of a bill which would have made changes to NRS118B that provided protection for law violators at the expense of law-abiding residents and permitted residents who were being evicted to delay their eviction for from 4 to 6 months by paying a \$250.00 fee allowing them to continue the activities for which they were being evicted were removed before the bill was attached to another bill which passed. The bill that was passed contained no sections detrimental to NAMH members.

Membership in this non-profit organization is your key to better living in Nevada. It makes no difference if you own your home or rent. By banding together through NAMH we increase our political strength and amplify our clout at the voting booth. United, we can be a major force in determining our future.

***Without NAMH, who would protect you?***

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