

# SUBSTANDARD MANUFACTURED HOMES



The Manufactured Housing Division

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## What classifies a manufactured home as substandard?

Any manufactured home where there exists any of the following listed conditions which endangers the life, health, property, safety or welfare of the public or the occupants of the manufactured home is considered to be substandard.

- Inadequate sanitation
- Structural hazards
- Nuisance
- Hazardous wiring-Exposed or Live
- Hazardous plumbing
- Hazardous mechanical equipment
- Faulty weather protection
- A condition as to cause a fire or explosion
- Faulty materials of construction



## Can a substandard manufactured home be rented, leased, or sold?

**NO, a substandard manufactured home cannot be rented, leased or sold.** NRS 461A.130 prohibits a substandard manufactured home from being rented, leased or sold or offered for rent, lease or sale until it has been brought to compliance and is deemed safe for occupancy. A homeowner/seller who knowingly attempts to rent, lease or sell a substandard structure is in violation of the law.

## Can a substandard home be “Gifted” by a Seller?

**NO, a substandard manufactured home cannot be “gifted”.** Gifting a substandard manufactured home is still categorized as a change in ownership or tenancy. Gifting the home does not exclude the transaction from being processed as a transfer of ownership. Nevada Revised Statutes forbid the transfer of ownership on a substandard manufactured home. Furthermore, the purchaser of a substandard manufactured home will be unable to transfer title into his/her name. According to **NRS 489.541**, the Division will not issue a Certificate of Ownership for a manufactured home that has been determined to be substandard.

Before signing any ownership or lease documents, the prospective owner or tenant should perform a walk through of the manufactured home. If any conditions exist that require attention, you may contact the Manufactured Housing Division with questions or for additional information .

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