

HOPF PROPERTIES
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JAN 29 2014

NEVADA DIVISION
MANUFACTURED HOUSING
CARSON CITY

January 27, 2014

Manufactured Housing Division
1535 Old Hot Springs Road, Ste. 60
Carson City, NV 89706

RE: NRS 489.076 Requirement for Dealer License of owners of MHPs
NRS 489.102 Requirement for person performing minor repairs on manufactured homes

Dear Sir/Maam:

Why are we required to have a license to sell our own property? We are allowed to sell our own house, car and whatever we choose. I make sure all important items to be repaired are done so properly and according to code regulations. They are repaired, thoroughly cleaned, remodeled, many items replaced and beautified. We maintain repairs of coach until it is paid off in full and ownership is transferred. If it remains a Rental, we maintain it. Other residents in the mobile home park are allowed to sell their homes without a dealer; I can sell my own house without the use of a dealer. As a land owner, if I choose to sell a coach that I own and maintain, that shouldn't be any different. I should be allowed to sell my property without the use of a Dealer, who doesn't see the coach and only charges a large fee to sign their name.

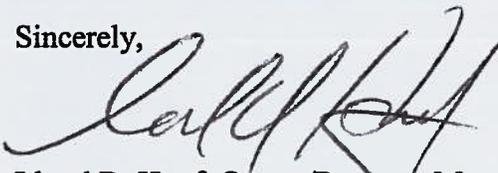
Minor repairs:

If I own my house, I have the right to fix it; why should I be required to hire someone to repair my own property, whether it's a house or a coach? Why is the rule for a mobile home park any different than a rental of mine on my own land?

I understand pulling permits for major work but not for doing minor repairs on my own property on my own land.

This is reasonable and logical.

Sincerely,



Lloyd D. Hopf, Owner/Property Manager
Acacia Mobile Home Park LLC
South Maine Mobile Home Park LLC

cc: Marolyn C. Mann, CAE, Exec.Dir., MHCO
Jeannette Winters, MHCO
Deana Wilson, On-site Park Mgr.



**West Coast
Mobile Home Parks, Inc.**

Richard Delaney-CA DRE# 00781389
Suzanne Michaelson-CA DRE# 01056851
Hazel Bautista

February 4, 2014

Manufactured Housing Division
1535 Old Hot Springs Rd. #60
Carson City, OR 89706

West Coast is in the park business in Nevada and several other Western states. I have received notice of the hearing and workshop scheduled for Friday, February 7th.

I believe Nevada is going the wrong way with the legislation. Mobile homes are the last remaining service of affordable housing and they do this without government subsidy. The proposed rules requiring a dealer license for owners of a mobile home park to sell, lease or rent a mobile does nothing but increase the cost of park operation. Parks are already regulated by the Manufactured Housing Division and existing law already dictates that licensing is required to sell a mobile.

The requirement that a person performing minor repairs on a mobile is even more troublesome. It directly increases the cost of living for anybody living in a mobile home and provide no additional protection to the consumer.

Both proposals are poor public policies, increase the cost of affordable housing and should be rejected.

Sincerely,

Richard Delaney

cc: Marolyn Mann

Karen Lee Fox

From: Diane E. OConnor
Sent: Friday, February 07, 2014 1:28 PM
To: Karen Lee Fox
Subject: FW: Mobile Home dealer license to rent mobile home

Please print and add to our workshop file!

Diane E. O'Connor
Program Officer II
1535 Old Hot Springs Rd., Suite #60
Carson City, NV 89706
Main: (775) 687-2060
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www.mhd.state.nv.us

The mission of the Manufactured Housing Division is to protect the interests of the manufactured housing industry and owners or occupants of manufactured homes and commercial structures.

From: NV Manufactured Housing Division
Sent: Friday, February 07, 2014 7:47 AM
To: Diane E. OConnor
Subject: FW: Mobile Home dealer license to rent mobile home

From: michael@michaelandvicki.com [michael@michaelandvicki.com]
Sent: Thursday, February 06, 2014 3:06 PM
To: NV Manufactured Housing Division
Subject: Mobile Home dealer license to rent mobile home

I would like to comment on the requirement for a mobile home park owner to rent mobiles in their park.

We own two small mobile home parks, one in Fallon and one in Silver Springs, Nevada. As I'm sure you are aware keeping small mobile home parks open is challenging. Vacant spaces are impossible to fill due to city and county regulations. Since our tenants are low income many have lost their jobs and can no longer pay space rents even though we have not raised rents in years. So we end up placing liens on their mobile homes. We don't really want to be involved in renting mobile homes but there is no other option. We either have a vacant space or we rent the space and mobile home. I don't know the current number of mobile homes we have for rent it's approximately 6 or 7 per park. We are not selling these mobile homes. We are simply renting them out trying to survive financially.

I'm not sure what will be accomplished by forcing us to have a mobile home dealer license? You don't require a real estate license to rent home. I would encourage you to do whatever you can to make it so that we can continue to rent the mobile homes without a \$2,000 license.

I sincerely appreciate any help you can give us.

Sincerely,

Michael Jackson