



DEPARTMENT OF BUSINESS AND INDUSTRY
MANUFACTURED HOUSING DIVISION

1535 Old Hot Springs Rd, Suite 60
Carson City, Nevada 89706
(775) 687-2060 • Fax: (775) 687-5521
mhd.nv.gov

Manufactured Housing Division

Minutes of the Public Workshop
Held February 7th, 2014

The Manufactured Housing Division of the Department of Business and Industry of the State of Nevada held a public workshop at 10:00 am, on the 7th day of February 2014, at The Legislative Counsel Bureau – Room 3138, 401 S. Carson Street Carson City and via videoconference from the Grant Sawyer State Office Building – Room 4412, 555 E. Washington Avenue Las Vegas.

MHD Staff attending in Carson City:

Jim deProsse, Administrator
Karen Fox, Licensing Officer
Diane O'Connor, Program Officer
Jim Lynn, Compliance Investigator
Adrienne Sawyer, Education Officer
Penny Peabody, Title Officer

MHD Staff attending in Las Vegas:

Randy Ehardt, MHD Inspector
Dee Augdahl, Compliance Investigator
Jesse Swapp, MHD Inspector
Ryan Sunga, DAG

Public in Attendance in Las Vegas

Grace Froetshel, Easy Living
Jeanne Parrett, Eldorado Estates
Nancy Kendellen, Casa Del Sol
Marlen Y Esquite, Valley Vista
Krista Openbrier, Laquer, Urban, Clifford & Hodge
Bruce Walker, CYBR Construction
Glade Butterfield, Pioneer MHP
Russel Nixion, RT & E MHS
Susan Olmstead, Sierra Mobile Home Park
Michael Furmann, Williams Scotsman
Robert E. Sayre, Blair Realty
Gayle Busey, Anchor In MHP
Ronald Davis, Bargain MHS Inc
Sherri Merriwether, Pinion Pines
Henry Twigg, Desert Electric
Tamara Hernandez, Newport Pacific
Dennis Gregg, Handyman & Assoc.

Joanne Levy, Paradise Trails
Olivia Alexander, Pleasant Valley
Chelsey Conley, Newport Pacific
Brenda Thompson, Clark County Building Dept.
Jill Sharpe, Las Vegas Jaycees
Del Keith, ABC
Duke Sanders, DJ Mobile Home
Miguel Gonzalez, Sierra Mobile Home Park
David Sullivan, Viaticus Volatus LP
Bernardine Marquez, Sand Creek MHP
David Ortiz Jr., Accredited MFG Housing
George Sansman, Anchor In MHP
Dennis Linck, Top Dawg MHS
Richard Galella, Richards MHS
John Sbarcea, Action Home
Ron Orr, ASD
Kurt Rihel, Yes Plumbing

Public in Attendance in Carson City

David Kauffman, Sun Communities
Joshua C Stewart, JCC Mobile Home Repair
Richard Leynor, Desert Mobile Set-up
Shelby Young, Sierra Shadows
Hy Karshoburke, Hy Karshoburke Trust
Kosinski, Sierra Shadows

Gene Temen, Quickspace
Brian Fowler, Equity Lifestyle
Fidel Salcedo, Woodland MHP
Paul P Havas, Sierra Shadows
Jamie Duenas, J Duenas MH Set up
Dave Karr, Anywhere Repair



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Neva Doiel, Doiel Painting
D. Brennan, State Fire Marshal
Joshua Sykes, Manufactured Mobile
Mike Cirillo, Pleasant Valley
Todd V. Anderson, White Knight
David McClullen, Don James Roofing
Larry Price, Manufactured Mobile Repairs
John Phillips, Desert
Dave Haaglund, Haaglund Home Services
Salvador Ortiz, Newport Pacific
Ronda Crockett, Riverview MHP
Scott Leftwich, Wadsworth MHP
William Anthony, Trinity Homes
Michael Cirac, Attorney
Teresa Maloney, Lucky Lane

S. Garrett, Sandy Acre MHP
Nancy Sbragia Sbragia Enterprises
Fredrick Fabian, Fredrick Fabian
John Griffin, The Capital Company
Phil Lancaster, Lancaster Construction
Mary Fischer, Cottonwood MHP
Doug Smith, E-Z 2 Buy Homes
Judi Kosinski, Sierra Shadows
Susan Rudo, State Fire Marshal
John Uhart, Uhart Commercial
Fabio Reginato, Oasis Mobile Estates
Janet Baldwin, Jan Baldwin Realty
Rick LaMay, Reno Sahara MHP
Steve Stremmel, Brookside
Stephen Echeverria, Lucky Lane

The Administrator, Jim deProse, called the hearing to order at 9:00am on Friday February 7th 2014. He introduced the MHD staff in Carson City and Las Vegas.

The Administrator opened the meeting to public comment.

Sherri Merriwether expressed concerned with the dealer license requirement for mobile home park owners. Manufactured homes are personal property and the owners should be able to sell them or work on them without a license. She thought the requirement was the Division's way to extract more money out of the parks to employ more people in the Division. She thought maybe the owners would agree to the proposal if there was a size limit on the parks which had to comply. Lastly, she found the proposal offensive.

Steve Stremmel expressed concerned that the manufactured housing division has lost sight of the affordable housing aspect of manufactured housing. By having to get licensed he must pass the cost onto the residents. In terms of repairs, he was concerned that the general service people do not need to have a contractor board license and if they do anything wrong the Division does not do anything. The proposal is basically taxing the poor. He also said the general service people are worthless.

Ron Orr disagreed with Mr. Stremmel. He said he does excellent work as his better business bureau rating can attest to. His problem is competing with unlicensed workers. He recently lost a signed contract for a roof job to a well know contractor who did it for less and overlaid the roof. He wondered what his recourse is. He could have held the homeowner accountable for the signed contract but he did not want to do that. He said there needs to be more enforcement for unlicensed work. There are handymen in parks that are a lot cheaper but they are not licensed and some of the work is not done properly. There should be a law about comingling with unlicensed people like there is with the contractor's board. MHD licensees need to be able to compete.

Josh Sykes-wanted to address previous comment. There is exclusion in the proposal for those who own the home. In terms of working on a home in park, the contractor's board prohibits the owner of a commercial building from working on it because the public's safety is involved. He thought the same should apply to parks as the homes are being occupied by the public.

Mr. deProse closed the public comment period. He explained that there were two proposals to be



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discussed and he would address one then the other. The first topic is dealer licensing and the second is minor repairs.

Mr. deProse addressed concerns about growing the Division and explained that is not the intention. The Division has not raise fees in many years. The intention is to comply with the NRS. In 1999, language was added to the definition of a dealer to include the leasing and renting component. After the language was incorporated into the statute, the Division never enforced it or wrote appropriate regulations. Currently, what we have is the dealer license that does not reflect the current dealer landscape. The Division is open to coming up with regulations that support the NRS and that are business friendly. The laws are not new, they just have never been regulations written to support it. As far as businesses owning units and them being exempt from dealer requirement, the discussion that took place in 1999, the term person pertains to the individual owning a home. Also in the NRS, businesses are addressed and the exception is an individual. Mr. deProse explained that after the workshop, the Division will take the public comment and work with LCB to draft language and then have another public workshop to discuss the proposed language. He opened up the workshop to discussion.

John Griffin thanked the Division for recognizing the provision in the law that currently requires a dealer's license to rent a park owned home under the current definition of a dealer. He suggested a subcategory of dealer's license for park owners who rent/ lease homes within the confines of the park, would satisfy the statutory requirement. Mr. Griffin also suggested a nominal licensing fee to cover processing applications.

Mike Cirillo expressed the changing complexion of the park owner business. By default park owner are now in the rental business. It seems counterintuitive to tell people they cannot rent properties they own. For example, apartment owners and managers do not need a license to rent apartments. The addition burden of licensure on business that are barely getting creates undue hardship.

Mr. deProse asked if property managers had to have a special license.

Mike Cirillo said he did not believe it was required if you own the property.

Rick LaMay thinks that the requirements to lease a property falls outside 118B and is under 118A and there are already rules within the cities and state regarding that. He appreciates that the Division is not looking to grow, but expressed concern that new licensure means more people to investigate and the Division cannot help but grow.

Mr. deProse pointed out that the definition of dealer appears in NRS489 not 118B.

Rick LaMay questioned NRS 489.076 (2) (d and e) whether the definition is referring to a private resident owner or a company/entity.

Mr.deProse stated that all the Division has to go on is testimony from the 1999 hearing. It seems the intent was to exclude individuals and include businesses in the definition.

Jeanne Parrett stated that apartment managers under 118A do not need any continuing education classes and only need to be licensed as a property manager. She expressed concern that the heir to manufacture homes that are not on title must use a licensed dealer to sell the home which burdens the heirs. She suggested that the 118B continuing education course include education for those who rent out park owned homes.

Mr.deProse asked for clarification of what a property manager requires.

Jeanne Parrett stated that under the current model, property managers cannot rent company owned homes without a dealer's license.

Mr. deProse clarified that the properties guidelines she was referring to were park specific.

Diane O'Connor clarified that an heir to a home does not fall under the definition of a deal because they are not acting wholly or in part for a business. The Division does not require a DRS on a transfer if it is an heir or individual selling his/her home.



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Jeanne Parrett stated that was news to her as the law clearly says his or her private residence and an heir is not the resident of the home.

Diane O'Connor pointed out that the home is part of an estate which falls under a private residence.

William Anthony has seen a lot of growth in the industry. He said the parks do not need to be a licensed dealer as they can utilize a current dealer. He works with parks that are not licensed as dealers and charges them a flat fee. He agreed that there should be licensure and CE to ensure the safety of the public. There should not be exceptions for people to act as dealers, they should be licensed. The reason for licensure is to ensure moral and ethical standards for dealers.

Karen Fox asked about how he gets business.

William Anthony said he sometime gets referrals from park managers. His concern is the integrity of being a dealer.

Karen Fox was curious if the park managers were referring people to dealers.

William Anthony said they should. He expressed his dislike of more regulation and thought a solution would be to set dealers up with parks.

Karen Fox asked about the flat fee he charges.

William Anthony said that the fee depends on the complexity. He said that the industry needs to police itself to keep cost down.

Jim Lynn commented that a number of complaints the Division receives are regarding homes the park as sold to individuals with a variety of different issues.

Mr. deProse stated that the statute requires the Division to investigate complaints. Part of industry's responsibility is to inform the Division so action can be taken.

David Sullivan had a question about if a real estate agent was exempt from the MHD sales license requirement.

Mr. deProse explained that he was not familiar with the real estate statute but he did know that there is exemption from the MHD sales license if the land is being sold along with the home.

Doug Smith commented that there are 2 distinct issues here; rental and sales. He gets complaints all the time about improper sales but wonders how many complaints the Division sees about rentals. If there have not been a significant amount of consumer complaints regarding rentals, maybe the selling and renting of homes should be separated out of the NRS and renting should not require a dealers license.

Jim Lynn said there are 407 parks in the state and 22 have dealer license. They are mostly larger parks. We do not have authority under 118A to deal with rentals unless it is an abatement issue. But under 489 we have jurisdiction over licensing.

Phil Lancaster thinks that if a park is selling home they should be a dealer.

Nancy Sbragia does not feel she needs a dealer's license to rent out homes the park owns. If this does pass, she would like to see a tiered license system.

Mr. deProse the Division acknowledges that the current dealer license fee is excessive for some.

Currently they are all rolled into one but the Division is open to a tiered system to address the different aspects of a dealer.

Josh Stewart commented that a person can sell a certain number of cars a year without a dealer's license. If a person wants to sell or rent a couple homes a year that would be ok but if they are selling or renting more than a certain number they should have a dealer license.

Mr. deProse stated that the Division will look into the requirement of a property manager. He anticipated that the comparison to the DMV. According to NRS 482.020 2.b the one exemption for a dealer's license is if a person under a certain amount of cars, they do not need a license which provides



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clarity. That is the intent of the Division, to clarify.

Todd Anderson said he often sees title issues that are not resolved until the buyer becomes the seller and cannot sell the home because the paper work is not sufficient. Then their only recourse is a court order which can be expensive. If a park wants to lease or rent they should not need to be a dealer, but if they are selling the home a dealer should be involved. If the Division allows a certain number of homes that can be sold without a dealer's license, it does not fix the title problems which are frequent.

Mr. deProsse asked Diane O'Connor to speak to the title issues

Diane O'Connor said that title issues are very common and often times the home has been sold multiple times and the only way to get a title is a court order.

Todd Anderson commented that many times the owner has no idea they do not have proper title to the home. Often time the owner has nothing to show the chain of title and more often than not it is a dead end.

Diane O'Connor pointed out that home titles are different from car titles in that cars are register every year so the title can be cleaned up. That is not the case with manufacture homes.

Shelby Young commented that she supports dealers for sales as it protects both parties. However in regards to rentals, she would like the division to address the benefits are to consumers.

Jim Lynn said the issues that Division deals with in regards to leases are substandard homes, homes that have issues but the park will not fix them. That is the only way the Division is involved with leased homes. In terms of sales, the Division sees more contractual issues.

Mr. deProsse asked Shelby Young what type of rental/lease agreement her park uses.

Shelby Young said a lawyer was involved in the process and they have not had issues with the rental agreements. She has problems with individual landlords who rent homes and are not subject to this regulation and do not have the proper documentation.

Mr. deProsse asked for clarification as to what she means by landlord.

Shelby Young clarified she meant privately owned homes in the park that are leased/ rented. That is where most of the problems in the park come from and the consumer is not protected in those cases.

Mr. deProsse asked if a limit on the number of homes a person can rent would be a solution.

Shelby Young said that the people that have multiple homes have more problems but then you are opening up more regulation. Park owners should be able to rent park owned homes as this doesn't help the consumer.

John Griffin commented that if the Division is looking to limit the number you are looking at a tracking issue. An alternative would be to limit activity to the confines of the park. Also from a business standpoint, for a dealer to be involved in a rental it will require money and will be over regulatory.

David Sullivan supported previous comments that the involvement of a dealer in rentals does not protect the consumer. There are already protections for the consumer outside of MHD. He wondered if it is possible to change the law.

Mr. deProsse said it not possible to change the law without the legislation but it is possible to support the statue with regulations which provides clarity to the issues.

David Sullivan suggested that the lowest financial subset of dealer license should be those who rent homes.

Mr. deProsse said the Division has discussed the fee structure internally and were open to the process.

Fidel Salcedo said the court will protect the consumer. He acknowledged the difficulty in changing the statute but thought there was a way to live with the statute through regulation.

Fredrick Fabian commented that this situation should not move to fast with the regulations. He would like to see



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more meetings to address specific issues. He suggested bringing in park owners and MHD inspectors to see what problems they are facing. The Division should take its time and come up with a solution and there are other agencies that could be recourses.

Mr. deProsse said there is no timeline for adoption of regulation. The law says it must be done and we are complying with that. We want to have business appropriate regulations that should have been adopted before.

Fredrick Fabian said that the Division should not over regulate either. But most of the problems can be handled simply. A standard rental form and a walk through might solve many problems.

Mike Cirillo doesn't think it is appropriate for the Division to adopt a standard form for rental agreements. That is a contractual agreement between parties that the Division should not be involved in. There is no tracking mechanism for dealers renting homes. For sales there is the DRS. Would the Division require some reporting mechanism for rentals? Also as an owner of a park and I use a dealer for rentals, does that make them a property manager and subject to other regulations?

Mr. deProsse clarified he was speaking about lease/ rental agreements.

Mike Cirillo clarified that was what he was referring to. He had questions about forms. In the real estate world once you start generation leases that falls under a real-estate licensed activity and an inherent agency is created when the dealer becomes the leasing agent and 489 does not have a mechanism to govern that and it is a reason for the Division to stay out of that.

Mr. deProsse asked if there was a lease agreement that has been developed but the association.

Mike Cirillo said yes, there were 118A and 118B lease agreements have been developed.

Jan Baldwin expressed confusion about the main business of a park. She stated that the statute says if they are wholly in the business of renting homes, a dealer's license is required. But the park's main business is to rent the lots so they are not in the business of renting homes.

Mr. deProsse pointed out the statute says wholly or in part so it suggest anyone who is partially involved is subject to regulation.

Jan Baldwin pointed out that it is not the park's main business.

Mr. deProsse acknowledged that and explained the definition of a dealer, and said it doesn't address the 118B model of parks who only rent the lots.

Jan Baldwin asked if this made it fall under 118B

Mr. deProsse explained that 489 is a separate statute. He asked Jim Lynn how many park owned home were in the state.

Jim Lynn said there 3625 park owned homes in the state as of July 2013.

Mr. deProsse asked how many parks are exclusively 118B where the park only leases the space.

Jim Lynn said about half of the parks are exclusively 118B and they are mostly smaller parks. Most of the larger parks with 100 or more spaces have park owned homes

Mr. deProsse wondered of the 407 parks in the state, how many have exclusively 118B tenants.

Jim Lynn would have to look into that number.

Mr. deProsse thought the number would was relatively small because the parks inherited ownership and get them through liens.

Jan Baldwin said the parks get the homes to keep from being raided and the homes moved out. She reiterated that they should not need a dealer's license as they are regulated under 118A. She remembered when any park with less than 25 homes was not regulated at all and now it is 2 or more.

Ronda Crockett was shocked to learn that if you are renting mobile homes you need a dealer's license.

She looked up dealers in the dictionary and it says nothing about renting under the definition of a dealer.

Mr. deProsse concluded the discussion on the first topic and took a 5 minute break.



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Mr. deProse called everyone back and opened the public comment period.

Russ Nixion is against licensing a handyman to do any work on manufacture homes. Even if there is a limit say \$500 on what the handyman can do, if they are the cheapest they will go above and beyond that. We see this every day, battling with handyman. The Division tells us to turn them in and I do but there are so many and the Division does not have the staff to do anything about it. Another license for handyman will increase the Divisions requirement to enforce the regulations and make sure they are not going above the scope of the license. The regulations have no bite or penalties that would cause a non or under licensed person to desist. He thinks the Division is opening a flood gate of people who will take advantage of people.

Ron Orr explained some of the fees and licenses as a licensed contractor verses a handyman with less accountability. As a small contractor he pays the same fees as the large contractors.

Mr. deProse closed the public comment and opened the workshop to discuss minor repairs. He explained that one challenge the Division faces is that the public, contractor's board licensees and MHD licensees do not understand where the contractor's board scope of work starts and ends. NRS 624.284 prohibits those with a contractor's board license from working on manufacture homes, commercial coaches and factory buildings as they are personal property. NRS 624.031.5 of the contractors board statues has an exemption for "handyman" that addresses low level repairs that do not require a permit. It calls out what type of work a person can do without a contractor's board license. There is no such exemption in the manufactured housing statutes. So technically, if you are in the business of working on manufactures homes you must be licensed regardless of the type of work. The hope is to draft regulatory language to clarify what can be done with and without a license. One exemption from licensure is the owner of a home doing the work his/ herself as stated in NRS 489.102.2b and 489.147.2b. The homeowner is not exempt from getting a permit if the scope of work requires it. One caveat is NRS 118B.097 which says that repairs to a home in a mobile home park must be done by a person licensed with the Division.

Josh Sykes asked for clarification of NRS 624.031.5 and thought maybe it was something the Division could follow.

Mr. deProse said the statute basically says that repairs that require a permit but are under \$500 and the total job does not equal \$1000.

Josh Sykes said it sounded pretty vague.

Mr. deProse thought it is probably difficult to enforce. They recognized lower level repairs that did not require the specialty of a licensed contractor that those repairs could go through.

Josh Sykes said manufactured housing is a different entity and many contractor and handymen do not know that.

John Griffin said NRS 118.097 contemplated the existence of another category for service but NRS 489 does not call it out. As representative of the park owners, it not their intention to perform any work on the Divisions list of projects requiring a permit. His suggestion is to use the Division's list of projects requiring a permit as the delineating factor as to what work can be performed by a non-licensed person.

Mike Cirrillo said as owner of the park, he has no intention of working on any other homes but their own. They would like to be able to keep up their rentals. He believes that repairs that do not require a permit should be able to be done by the park.

Mr. deProse asked Ryan Sunga if he had any comments on the latitude the Division may have in the current NRS to draft language that could address the division of work requiring a permit and who could



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perform the work.

Ryan Sunga asked for more clarification to the question.

Mr. deProse said the Division is always asked what repairs require a license and as the statute currently reads every repair. He asked if there was a way to call some of the situation out in regulation and would not conflict with statute.

Ryan Sunga said there are a number of things the Division could do. As it is drafted now, you need a license to do any work on a manufacture home. The short answer is there could be a possible regulator fix such a list that falls outside the scope, or call out certain repairs that fall within the licensure requirements.

Mr. deProse that is what the Division would like to see. Like the previous discussion, it is not the Division intent to hastily pass regulation.

Fredrick Fabian said the reason people use a handyman is the perceived cost saving over using someone with a license. He would like to opportunity to hire a handyman or do the work himself under the supervision of someone with a MHD license.

Mr. deProse said that suggestion had not come up but would be on the record.

Josh Sykes said that as a licensed contractor we are required to have a qualified individual on the job site and the previous suggest would not be legal. He thinks park owners should be able to do cosmetic projects on their own home. However, being in the commercial business they should have to have a licensed person to do projects requiring a permit. As an owner of commercial property you are not allowed to do any work yourself. It must be done by a licensed contractor.

Mr. deProse explained that there is an exemption for owners who use the home as their personal residence although they are not exempt from getting the required permits.

John Griffin wanted to clarify that the park owners do not want to do work that requires a permit. They simply want to be able to do work that does not require a permit. It is not their intent to take any business from MHD licensees.

Mr. deProse asked Josh Sykes to clarify his previous comments on commercial properties.

Josh Sykes stated that he was not sure the exact statute but the owners of commercial properties that are not considered personal residence can do some things such as paint and change flooring. But anything that is structural must be done by a licensed contractor even though they own the building. He said that is the way the Division should look at it.

Mr. deProse asked if that applied if the owner was a general contractor

Josh Sykes said that changes everything because he is licensed and can do the work. But he has to have a certain license for commercial. He thinks we should follow the contractor's board in terms of the distinction of personal residence.

Richard Galella was upset the division lumped the rebuilder's license in with the general service person license. He expressed that licensing is very important and it should not be minimized for handymen. When mobile home parks own multiple homes they should be very limited as to what they can work on in those homes. The person working for the park should be able to shut off the water inside the house but not the main outside. He said it is against the law to have a handyman work under my license. I disagree with the licensee signing off on handyman's work.

Fidel Salcedo talked about commercial properties and it is true that the work must be done by a licensed contractor. He had an outlet broken and no contractor would come out for one outlet. He said park owners are very concerned about liability and would not do anything to affect the safety of the tenants. He agrees with the earlier comment regarding the distinction between work that requires a permit and work that doesn't.



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Mr. deProse pointed out there is a list of projects that require a permit on the MHD website, MHD.NV.GOV. Libby Alexander commented that once they get the homes back on liens they then fall under NRS 118A and have to have maintenance staff to maintain the homes. Why do they fall under 118B if they are under NRS 118A? Mr. deProse clarified that the repairs themselves fall under NRS 489 which states if you work on a manufactured home you must be licensed.

Libby Alexander said they now fall under NRS 118A.

Mr. deProse clarified that the homes themselves do not but the landlord tenant laws do.

Libby Alexander according to NRS 118A we have to maintain the homes.

Mr. deProse referred to Jim Lynn

Jim Lynn explained that NRS 118A deals with the landlord tenant aspects of renting anything. The homes themselves or the licensure of doing work on manufacture homes is covered under NRS 489. Substandard homes fall under NRS 461A. There is no distinction made as to who owns the homes, it just says it needs to be maintained to certain standards.

Libby Alexander asked if a rental unit has a broken toilet can the maintenance person fix it or do they need a permit?

Mr. deProse said that is the purpose of this workshop. The law currently says they must be licensed to do any work on a manufactured home. Our hope is to draft regulation that clarifies some of these questions.

Tamera Hernandez would like a handyman's license for the park to be able to do minor repairs.

Josh Stewart said that the park should get their maintenance person to get the general service person license that way they can do all the repairs.

Karen Fox explained that there are now 2 general service person licenses. One that includes installation and repairs and one that includes only repairs. She clarified that a B-2 general contractor's license with NSCB is not the same as MHD's general service person license.

Josh Stewart reiterated that the parks should have their maintenance staff be licensed. The license fee will be recouped quickly by not having to pay someone else.

Karen Fox explained the licensing fees for general and specialty service people.

Josh Stewart said the license was not very expensive and it is better for the park if someone knowledgeable was there to do the repairs. He said that the Division did not have the man power to catch those unlicensed workers so why change the law. Have the parks get the proper license.

Mr. deProse said it was not the Division's intent to create more laws, just the clarify them.

Josh Stewart said the law was pretty clear, in order to do the work the parks need a license.

Josh Sykes said the company itself should carry the license and then people can work under that. He is glad the Division is clarifying these issues.

Richard Galella agreed with a previous comment a park should have a licensed person on staff making the repairs. He said even simple repairs, if not done correctly, can ruin the home. Instead of arguing about licensing this or that, have the park repair people get licensed.

Steve Stremmel commented that his park is for sale. He added that the staff of MHD was the most empathetic bunch he had seen. There was not enough current staff to enforce all the regulations and with the budget constraint it will get even worse. He said park owners do not want the liability of doing major work on homes. These regulations are ultimately taxes on the poor. Park owners need some say in the process. He would like a photo of the MHD staff to give the tenants when he has to raise the rent to pay for all the regulations.

Tamera Hernandez wanted to comment about getting the park staff licensed. It would not be fair to the park to have to pay for the testing and training a park employee and then have them leave. The cost of getting a new license with every new employee would add up. She asked if the park manager can get the license and have the maintenance staff work under her.

Jesse Swapp believes that is the case, as long as someone in the park is licensed.



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Tamera Hernandez asked if she got took the test and got the license did she have to have another license for her maintenance staff to work for her.

Mr. deProsse deferred the question to the licensing officer.

Karen Fox said that MHD licenses companies and there are many things the Division looks at. The application is on the website. It lists the requirement for the person actually applying and the company they work for.

Tamera Hernandez said she did not want a license to do work that requires a permit but would like to do simple repairs. The maintenance staff comes and goes and it would be expensive to keep up. What she wants to know is if she got the license could her maintenance staff work under her license.

Karen Fox at this point she would not meet the experience requirements for the general service person license. But that is why we are here today to discuss alternatives.

Tamera Hernandez said her maintenance people can do simple repairs.

Karen Fox reiterated that the purpose of the workshop is to discuss the issues.

Tamera Hernandez said it gets expensive to have to hire a licensed person for simple repairs her maintenance staff could do.

Mr. deProsse commented that the Division had to turn people away who wanted a general service license but did not want the installation component. The Division worked hard to split the two so that the installation component was optional. That is an avenue for someone who would like to get licensed but does not have the installation experience.

Gene Temen commented he would like some consideration on the commercial coach side when drafting regulations.

Ron Orr clarified that he does not have a problem with handymen. The problem is that if there is a handyman they should have to pay the same as a general service person and have the same work classification like the contractor board does. There are some guys who can't get licensed because of various reasons and it protects the community. He added that as far as what work can be done, under IBC and UBC a fixture must have a permit.

Jeanne Parrett asked if the park got a general service license with the manager as RME, could the maintenance staff work under her license.

Karen Fox said that is correct. That is the purpose of the RME.

Jeanne Parrett clarified that she would not need to be the one doing the work but would need check the work being done by her staff.

Karen Fox said that is correct

Mr. deProsse closed the agenda item and opened up the final public comment period.

Fidel Salcedo commented that the limited scope of work should be the focus of the regulation.

David Sullivan asked for the phone number of the park for sale.

Steve Stremmel gave his number.

Mr. deProsse closed the public comment and talked about the next steps which include more workshops for public discussion. The topics discussed will most likely be split into two LCB files. The process will take some time as it is the Divisions intention to come up with the right solutions not the quick solutions. He thanked everyone for their attendance and closed the meeting.