



DEPARTMENT OF BUSINESS AND INDUSTRY
MANUFACTURED HOUSING DIVISION

1830 E. College Pkwy, Suite 120
Carson City, Nevada 89706
(775) 684-2940 • Fax: (775) 684-2949
mhd.nv.gov

MINUTES of Hearing for R115-16

The Manufactured Housing Division of the Department of Business and Industry of the State of Nevada held the above mentioned public hearings and workshop

At 9:00 am, **December 21, 2016**

at 1818 East College Parkway, Suite 103 Carson City, Nevada
and via videoconference from the

Bradley Building, 2nd Floor Conference Room, 2501 E. Sahara, Las Vegas, Nevada

MHD Staff attending in Carson City:

Steve Aicroth, Administrator
Diane O'Connor, Program Officer
Karen Fox, Licensing Officer
Julie Wisbar, Compliance Investigator
Debbie Tomlinson, Education Officer
Penny Peabody, Titling Clerk

Public in Attendance in Carson City

Nancy Sbragia, Sbragia Enterprises
David Kauffman, Sun Communities
Marolyn Mann, MHCO
Mary Fischer, Cottonwood MHP

MHD Staff attending in Las Vegas:

Regina Johnson, Compliance Investigator
Saira Castillo, Administrative Assistant
Michelle Popejoy, Administrative Assistant

Public in Attendance in Las Vegas

Nancy Kendellen, Casa Del Sol MHP
Kandis McClure, BHFS
Alisa Nave, BHFS
Patrick Masachi, Pair-A-Dice MHP

Steven Aichroth, MHD Administrator - Opened the hearing at 9:02am on Wednesday, December 21, 2016. He introduced the MHD staff in Las Vegas and Carson City and then asked for public comment.

Nancy Kendellen, Casa Del Sol MHP – We feel this will be beneficial to the homeowner if we did not have to lien their home and their credit would not be affected. It will also benefit the park owner to not have to pay high attorney fees.

Alisa Nave, BHFS – We are appreciative of the Division working with the association through this process. We would like to have a small edit to the affidavit form, to say “State of Nevada” when transferring a title.

Steve Aichroth, Administrator – That document is still in progress and I do not see why we cannot make that change.



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Diane O'Connor, MHD Program Officer – Reviewed the following sections of the proposed regulation:

	PA GE	SECTI ON	NAC	DESCRIPTION
DIANE	2,3,5	1,3,5,6	NAC 489.New NAC 489.750 NAC 489.775 NAC 489.780(2)(b)	<i>Add – Wording for a provision for MHP Owners to apply for a Limited Lien Resale License when a home is acquired through a voluntary surrender.</i>
	2,3,4 ,5	4,5,6,7	NAC 489.760 NAC 489.775(1)(b) NAC 489.775(3) NAC 489.780(1) NAC 489.780(2) NAC 489.780(3) NAC 489.785(1)	<i>Amend (x10) – To correct the term “limited lien resale license” pursuant to NRS 488.336.</i>
	3	5	NAC 489.775(1)(b) NAC 489.775(2)	<i>Amend (x2) – Correct business license to say “state registration”</i>

Diane O'Connor, MHD Program Officer – Asked for questions or comments. There were none.

Steve Aichroth, Administrator – Reviewed the following sections of the proposed regulation:

STEVE	2	2	NAC 489.416(1)	<i>Amend - Name of association is now, “Nevada Housing Alliance”</i>
	2	2	NAC 489.416(2)	<i>Amend – “A copy of these standards may be downloaded, for free of charge, from the Division at the Internet address http://mhd.nv.gov or may be obtained from the MHD Carson City or Las Vegas office, for the price of \$15.”</i>

Steve Aichroth, MHD Administrator – Asked for questions or comments.

Mary Fischer, Cottonwood MHP – What if the home has been abandoned?

Diane O'Connor – The process for a home that has been abandoned is not changing. This regulation is only for homes that have been voluntarily surrendered, using the Limited Lien Resale License process. If you have a home that has been truly abandoned, there is a section in regulation that instructs you about that process. However, that is not going to eliminate the requirement of using a Dealer to transfer that title. If you can locate the heir of the abandoned home and have them sign the voluntary surrender and duplicate title forms, then you can use the Limited Lien process, to transfer the title.

Mary Fischer, Cottonwood MHP – If the heir does not want to have anything to do with the abandoned home and we have to wait 3 months, is it possible to have a shorter time for that.

Diane O'Connor, Program Officer – That is all we have in statute now, for the abandoned home scenario. This regulation is when a tenant wants to walk away from their home.



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David Kauffman, Sun Communities – If you already have a Dealer license, you still need the Limited Lien Resale License?

Diane O'Connor, Program Officer – No.

Mary Fischer, Cottonwood MHP – If they voluntary surrender the home, you do not have to wait to sell it, if you have a Dealer license. Is that correct?

Diane O'Connor, Program Officer – In either regard you do not have to wait any time. If you already have a Dealer's license, you do not have to go through this process. You can sell your parked own homes as a Dealer.

Steve Aichroth, MHD Administrator – Asked for questions or public comments. There were none. It is the intent of the Division to adopt this regulation with an effective date of LCB's final approval.

The Hearing was adjourned at 9:20 am.