

Converting to Real Property - FAQ

Question: *“After my home has been converted to real property, in a proper and legal way, will my home still fall within the jurisdiction of the Manufactured Housing Division?”*

Answer: Yes. Except for the requirements of “Certificate of Ownership” or “Titles”. Since the “certificate of Ownership” or “Title” document is retired by the Division once a manufactured home is converted from personal property to real property, the jurisdictional authority for the ownership records transfers to the jurisdiction having authority typically the local county. At that point, even though a manufactured home may have been converted to real property, the jurisdictional authority still falls within the Manufactured Housing Division for all building safety issues including construction and repairs.

A manufactured home still falls within the jurisdiction of the Manufactured Housing Division for all building safety issues, including construction and repairs, even after it has been converted to real property because:

1. How a manufactured home is titled or how a deed is recorded has no influence on the definition of a manufactured home. The standards and codes that a manufactured home is built to does not change once the manufactured home has been converted to real property, it is still a manufactured home by definition, reference NRS489.113.
2. In the State Contractors Board statute, NRS 624, there are two reference to structures that the Manufactured Housing Division regulates.
 - a. NRS 624.031 specifies where the provisions of chapter 624 do not apply; one of those provisions is “personal property”. Which no longer is applicable after a personal to real property conversion,
 - b. NRS 624.284 specifies that a licensed contractor pursuant to chapter NRS 624, unless also licensed through NRS 489, is not authorized to construct or repair manufactured home, manufactured buildings, commercial coaches, or factory built housing. Additionally, NRS 624.3015 specifies that a contractor licensed through NRS 624 is subject to disciplinary action for constructing or repairing a mobile home, manufactured home, manufactured building or commercial coach or factory-built housing unless it is a structure the he/she owns or leases. This statute applies to a manufactured home regardless of whether a certificate of ownership (title) is issued by the Division or if a deed is recorded by the local county.

NRS 489.113 “Manufactured home” defined.

1. “Manufactured home” means a structure which is:
 - (a) Built on a permanent chassis;
 - (b) Designed to be used with or without a permanent foundation as a dwelling when connected to utilities;
 - (c) Transportable in one or more sections; and
 - (d) Eight feet or more in body width or 40 feet or more in body length when transported, or, when erected on-site, contains 320 square feet or more.

2. The term includes:

- (a) The plumbing, heating, air-conditioning and electrical systems of the structure.
- (b) Any structure:
 - (1) Which meets the requirements of paragraphs (a), (b) and (c) of subsection 1, and with respect to which the manufacturer voluntarily files a certification required by the Secretary of Housing and Urban Development and complies with the standards established under the National Manufactured Housing Construction and Safety Standards Act of 1974, 42 U.S.C. §§ 5401 et seq.; or
 - (2) Built in compliance with the requirements of [chapter 461](#) of NRS.

3. The term does not include a recreational park trailer.
(Added to NRS by 1983, 775; A [1995, 2601](#); [2001, 1726](#))

NRS 624.031 Applicability of chapter: Exemptions. The provisions of this chapter do not apply to:

1. Work performed exclusively by an authorized representative of the United States Government, the State of Nevada, or an incorporated city, county, irrigation district, reclamation district, or other municipal or political corporation or subdivision of this State.
2. An officer of a court when acting within the scope of his or her office.
3. Work performed exclusively by a public utility operating pursuant to the regulations of the Public Utilities Commission of Nevada on construction, maintenance and development work incidental to its business.
4. An owner of property who is building or improving a residential structure on the property for his or her own occupancy and not intended for sale or lease. The sale or lease, or the offering for sale or lease, of the newly built structure within 1 year after its completion creates a rebuttable presumption for the purposes of this section that the building of the structure was performed with the intent to sell or lease that structure. An owner of property who requests an exemption pursuant to this subsection must apply to the Board for the exemption. The Board shall adopt regulations setting forth the requirements for granting the exemption.
5. Any work to repair or maintain property the value of which is less than \$1,000, including labor and materials, unless:
 - (a) A building permit is required to perform the work;
 - (b) The work is of a type performed by a plumbing, electrical, refrigeration, heating or air-conditioning contractor;
 - (c) The work is of a type performed by a contractor licensed in a classification prescribed by the Board that significantly affects the health, safety and welfare of members of the general public;
 - (d) The work is performed as a part of a larger project:
 - (1) The value of which is \$500 or more; or
 - (2) For which contracts of less than \$500 have been awarded to evade the provisions of this chapter; or
 - (e) The work is performed by a person who is licensed pursuant to this chapter or by an employee of that person.
6. The sale or installation of any finished product, material or article of merchandise which is not fabricated into and does not become a permanent fixed part of the structure.
7. **The construction, alteration, improvement or repair of personal property.**
8. The construction, alteration, improvement or repair financed in whole or in part by the Federal Government and conducted within the limits and boundaries of a site or reservation, the title of which rests in the Federal Government.
9. An owner of property, the primary use of which is as an agricultural or farming enterprise, building or improving a structure on the property for his or her use or occupancy and not intended for sale or lease.
10. Construction oversight services provided to a long-term recovery group by a qualified person within a particular geographic area that is described in a proclamation of a state of emergency or declaration of disaster by the State or Federal Government, including, without limitation, pursuant to [NRS 414.070](#). A long-term recovery group may reimburse such reasonable expenses as the qualified person incurs in providing construction oversight services to that group. Except as otherwise provided in this subsection, nothing in this subsection authorizes a person who is not a licensed contractor to perform the acts described in paragraphs (a) and (b) of subsection 1 of [NRS 624.700](#). As used in this subsection:
 - (a) "Construction oversight services" means the coordination and oversight of labor by volunteers.
 - (b) "Long-term recovery group" means a formal group of volunteers coordinating response and recovery efforts related to a state of emergency or disaster that is proclaimed or declared by the State or Federal Government.
 - (c) "Qualified person" means a person who possesses the abilities, education, experience, knowledge, skills and training that a long-term recovery group has identified as being necessary to provide construction oversight services for a project to be performed by that group.
11. A person licensed as a real estate broker, real estate broker-salesperson or real estate salesperson pursuant to [chapter 645](#) of NRS who, acting within the scope of the license or a permit to engage in property management issued pursuant to [NRS 645.6052](#), assists a client in scheduling work to repair or maintain residential property pursuant to a written brokerage agreement or a property management agreement. Such assistance includes, without limitation, assisting a client in the hiring of any number of licensed contractors to perform the work. Nothing in this subsection authorizes the performance of any work for which a license is required pursuant to this chapter by a

person who is not licensed pursuant to this chapter or the payment of any additional compensation to a person licensed as a real estate broker, real estate broker-salesperson or real estate salesperson for assisting a client in scheduling the work. The provisions of this subsection apply only if a building permit is not required to perform the work and if the value of the work does not exceed \$10,000 per residential property during the fixed term of the written brokerage agreement, if the assistance is provided pursuant to such an agreement, or during a period not to exceed 6 months if the assistance is provided pursuant to a property management agreement. As used in this subsection:

- (a) “Brokerage agreement” has the meaning ascribed to it in [NRS 645.005](#).
- (b) “Property management agreement” has the meaning ascribed to it in [NRS 645.0192](#).
- (c) “Real estate broker” has the meaning ascribed to it in [NRS 645.030](#).
- (d) “Real estate broker-salesperson” has the meaning ascribed to it in [NRS 645.035](#).
- (e) “Real estate salesperson” has the meaning ascribed to it in [NRS 645.040](#).
- (f) “Residential property” means:

(1) Improved real estate that consists of not more than four residential units; or

(2) A single-family residential unit, including a condominium, townhouse or home within a subdivision, if the unit is sold, leased or otherwise conveyed unit by unit, regardless of whether the unit is part of a larger building or parcel that consists of more than four units.

[1:Art. III:186:1941; A 1951, 47] + [2:Art. III:186:1941; 1943 NCL § 1474.14] + [3:Art. III:186:1941; A 1951, 47] + [4:Art. III:186:1941; A 1947, 307; 1951, 47] + [5:Art. III:186:1941; 1931 NCL § 1474.17] + [6:Art. III:186:1941; 1931 NCL § 1474.18] + [7:Art. III:186:1941; A 1951, 47] + [9:Art. III:186:1941; A 1947, 307; 1943 NCL § 1474.21]—(NRS A 1975, 1167; [1987, 1730](#); [1989, 1629](#); [1997, 2019, 3162](#); [2001, 2409](#); [2007, 855](#); [2009, 763](#); [2013, 578](#))

NRS 624.284 License: Limitation of scope. A contractor’s license issued pursuant to this chapter does not authorize a contractor to construct or repair a mobile home, manufactured home, manufactured building or commercial coach or factory-built housing.

(Added to NRS by [1997, 212](#); A [2011, 102](#))

NRS 624.3015 Acting beyond scope of license; bidding on work in excess of limit or beyond scope of license; contracting with unlicensed contractor; constructing or repairing mobile home, manufactured home, manufactured building or commercial coach or factory-built housing; engaging in work that requires license while license is inactive. The following acts, among others, constitute cause for disciplinary action under [NRS 624.300](#):

1. Acting in the capacity of a contractor beyond the scope of the license.
2. Bidding to contract or contracting for a sum for one construction contract or project in excess of the limit placed on the license by the Board.
3. Knowingly bidding to contract or entering into a contract with a contractor for work in excess of his or her limit or beyond the scope of his or her license.
4. Knowingly entering into a contract with a contractor while that contractor is not licensed.
5. Constructing or repairing a mobile home, manufactured home, manufactured building or commercial coach or factory-built housing unless the contractor:
 - (a) Is licensed pursuant to [NRS 489.311](#); or
 - (b) Owns, leases or rents the mobile home, manufactured home, manufactured building, commercial coach or factory-built housing.
6. Engaging in any work or activities that require a contractor’s license while the license is placed on inactive status pursuant to [NRS 624.282](#).

(Added to NRS by 1969, 942; A 1979, 319; 1981, 634; [1997, 213](#); [1999, 2182](#); [2007, 651](#); [2009, 1935](#))