



STATE OF NEVADA  
DEPARTMENT OF BUSINESS AND INDUSTRY  
MANUFACTURED HOUSING DIVISION

*RESIDENT IMPACT STATEMENT*

Before a landlord completes the closing or converting of a mobile or manufactured home park, he shall complete and submit a resident impact statement. The impact statement must be submitted to the Manufactured Housing Division per Nevada Revised Statute (NRS) 118B.184 and if required, to the local zoning and planning departments per NRS 278.0232.

Park name: \_\_\_\_\_

Physical Address: \_\_\_\_\_

City: \_\_\_\_\_ State: \_\_\_\_\_ Zip: \_\_\_\_\_ Phone: (\_\_\_\_) \_\_\_\_\_

Park Owner's name: \_\_\_\_\_

Representing Law Firm: \_\_\_\_\_

Address: \_\_\_\_\_

City: \_\_\_\_\_ State: \_\_\_\_\_ Zip: \_\_\_\_\_ Phone: (\_\_\_\_) \_\_\_\_\_

Notice type:

\_\_\_\_\_ Listing Park for Sale - NRS 118B.173

\_\_\_\_\_ Conversion of Lots - NRS 118B.180

\_\_\_\_\_ Closure - NRS 118B.177

\_\_\_\_\_ Conversion for Other Use - NRS 118B.183

\_\_\_\_\_ Date notice was mailed to park tenants. Attach copy of notice.

Notice to tenants must include the following statement:

Pursuant to NRS 118B, you as tenant, have the legal right to be compensated by the park in either of the following situations:

1. If you choose to move your manufactured/mobile home to a location that will accept your home, \_\_\_\_\_ (*name of park*) will pay the cost of moving your home and its appurtenances to a location within 100 miles or, if the new location is more than 100 miles from \_\_\_\_\_, the park will pay the cost of moving for the first 100 miles including fees for inspection, any deposits for connecting utilities, and the cost of breaking down, moving, setting up and leveling the manufactured/mobile home and its appurtenances in the new lot or park.
2. If you choose not to move your manufactured/mobile home, or the home cannot be moved without being structurally damaged, or there is no park that is willing to accept your home, \_\_\_\_\_ will pay you the fair market value of your manufactured/mobile home. The fair market value of your home shall be determined by a properly licensed Dealer, certified to conduct appraisals, who is mutually agreed upon, or one selected by the Manufactured Housing Division.

Projected date of park closure: \_\_\_\_\_ or, conversion: \_\_\_\_\_

Date of last rent increase: \_\_\_\_\_ Amount of rent increase: \_\_\_\_\_

Number of park owned homes: \_\_\_\_\_ Number of privately owned homes: \_\_\_\_\_

Total number of homes in the park: \_\_\_\_\_

Homeowners are displaced during the period of time it takes to break down, move, set-up and have the home re-inspected. This can be very costly as their personal belongings must be stored and alternate housing found. In most cases, this time frame should not exceed 60 calendar days and should be included in the contract with the general serviceperson company.

Please prepare a Homeowner's Estimated Financial Impact Statement for their cost associated with the relocation including out of home cost: lodging, food, storage of property, movers, etc. Attach worksheet.

Nevada law does not require payment of a moving allowance to the homeowner(s), however if an allowance will be provided, please indicate the amount and any criteria used to establish the amount. Attach worksheet.

*FAIR MARKET VALUE*

Fair market value must be determined pursuant to NRS 118B.130; 118B.177; 118B.180; 118B.183. The individual must be a licensed dealer and a certified appraiser.

Appraiser's name: \_\_\_\_\_  
Company name: \_\_\_\_\_  
Address: \_\_\_\_\_  
City: \_\_\_\_\_  
Phone: (\_\_\_\_) \_\_\_\_\_  
Cell: (\_\_\_\_) \_\_\_\_\_  
License #: \_\_\_\_\_

Appraiser's name: \_\_\_\_\_  
Company name: \_\_\_\_\_  
Address: \_\_\_\_\_  
City: \_\_\_\_\_  
Phone: (\_\_\_\_) \_\_\_\_\_  
Cell: (\_\_\_\_) \_\_\_\_\_  
License #: \_\_\_\_\_

Appraiser's name: \_\_\_\_\_  
Company name: \_\_\_\_\_  
Address: \_\_\_\_\_  
City: \_\_\_\_\_  
Phone: (\_\_\_\_) \_\_\_\_\_  
Cell: (\_\_\_\_) \_\_\_\_\_  
License #: \_\_\_\_\_

Appraiser's name: \_\_\_\_\_  
Company name: \_\_\_\_\_  
Address: \_\_\_\_\_  
City: \_\_\_\_\_  
Phone: (\_\_\_\_) \_\_\_\_\_  
Cell: (\_\_\_\_) \_\_\_\_\_  
License #: \_\_\_\_\_

NRS 118B.177(7) - For the purpose of this section, if the landlord and tenant cannot agree pursuant to paragraph (a), a dealer licensed pursuant to NRS 489 will be selected for this purpose by the Division.

*COST TO PARK TO RELOCATE A MANUFACTURED/MOBILE HOME:*

Per NRS 278.0232, the report must address the cost to relocate a manufactured/mobile home to another park. The estimated cost of relocating a “double wide” manufactured/mobile home within 100 miles of its origin is estimated to be approximately \$ \_\_\_\_\_, and approximately \$ \_\_\_\_\_ for a “single wide.”

The following are licensed companies who prepare, transport and set-up relocated manufactured/mobile homes with more specificity regarding costs.

Company name: _____
Contact person: _____
Address: _____
City: _____
Phone: (____) _____
Cell: (____) _____
License #: _____
Single wide relocation cost: _____
Double wide relocation cost: _____
Triple wide relocation cost: _____
Set-up cost: _____
Other: _____

Company name: _____
Contact person: _____
Address: _____
City: _____
Phone: (____) _____
Cell: (____) _____
License #: _____
Single wide relocation cost: _____
Double wide relocation cost: _____
Triple wide relocation cost: _____
Set-up cost: _____
Other: _____

Company name: _____
Contact person: _____
Address: _____
City: _____
Phone: (____) _____
Cell: (____) _____
License #: _____
Single wide relocation cost: _____
Double wide relocation cost: _____
Triple wide relocation cost: _____
Set-up cost: _____
Other: _____

Company name: _____
Contact person: _____
Address: _____
City: _____
Phone: (____) _____
Cell: (____) _____
License #: _____
Single wide relocation cost: _____
Double wide relocation cost: _____
Triple wide relocation cost: _____
Set-up cost: _____
Other: _____

\_\_\_\_\_ Number of parks located within 100 miles with spaces available for relocation. List may be obtained from the Division. Complete attached sheet containing information on parks with available spaces.

Estimation of time to prepare each home for relocation, installation at new site, and new inspection:  
\_\_\_\_\_ Manufactured Homes    \_\_\_\_\_ Mobile Homes    \_\_\_\_\_ Travel Trailer / RV









*PUBLIC HOUSING*

“Public Housing” is the term used to describe housing complexes available for low-income persons that were built with federal funds and are owned and operated by public housing authorities.

“Section 8 – Rental Assistance”

The Housing Authority has three different rental assistance programs. These programs provide subsidies to local landlords on behalf of low-income families and individuals living in privately owned housing. Many are seniors living on social security or small pensions. A large number are one-wage earner families or single heads of household with children. The term “Section 8” is used to describe the various programs under federal law which created the Housing and Community Development Act of 1974.

Name of local housing authorities:

Housing Authority Name	Location	Contact Person/Phone	Services Available

*OTHER SERVICE AGENCIES*

List various local service agencies that might provide assistance.

Name of Agency	Location	Contact Person/Phone	Type of Services Available

EXHIBIT 5

Additional pages may be copied and attached.