

MOBILE HOME OWNERS' BILL OF RIGHTS

If you own a mobile home and rent the space that it sits on, you have the following rights:

1. You cannot be evicted without cause (NRS 118B.190 and NRS 118B.200)

Legal reasons for eviction include:

- Failure to pay rent
- Failure to comply with park rules and regulations
- Annoying other tenants
- Causing a nuisance (e.g., illegal conduct, property damage, abuse)

2. Your lot rent cannot be increased without 90 days' notice (NRS 118B.150)

3. Your landlord must maintain the park common areas (NRS 118B.090)

4. Your rent can be abated (i.e., reduced) if your lot is not habitable for more than 48 hours (NRS 118B.220(1))

Lack of fuel, water, power, or sewer makes a lot uninhabitable (NRS 118B.220(3)).

5. Your landlord must reduce your rent if they eliminate any service, utility, or amenity, in proportion to its cost (NRS 118B.153(1))

The landlord cannot increase rent to recover the lost revenue.

6. Your landlord cannot disconnect your utilities to force you out unless you aren't paying the utility bill on time (NRS 118B.150(1)(g))

If any of these rights are violated, you can file a complaint with the Nevada Manufactured Housing Division at housing.nv.gov/ManfHousing/Compliance. Legal Aid Center of Southern Nevada may also be able to help you with this and other consumer rights issues. You can learn more at www.lacsn.org or visit our main office (725 E Charleston Blvd, Las Vegas, NV 89104) for a free case evaluation, Monday through Thursday, 9:00 a.m. to 4:00 p.m.