

ASSEMBLY BILL NO. 423—ASSEMBLYMAN MANENDO (BY REQUEST)

MARCH 16, 2009

Referred to Committee on Commerce and Labor

SUMMARY—Makes various changes relating to manufactured home communities. (BDR 10-1026)

FISCAL NOTE: Effect on Local Government: No.  
Effect on the State: Yes.

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EXPLANATION – Matter in *bolded italics* is new; matter between brackets ~~omitted material~~ is material to be omitted.

AN ACT relating to manufactured home parks; requiring landlords to reduce the rent for certain older persons who are tenants of manufactured home parks; establishing the eligibility and procedural requirements which must be satisfied before such a person receives a reduction in rent; establishing the procedures by which a landlord may object to a reduction in rent; providing remedies and administrative civil penalties; and providing other matters properly relating thereto.

**Legislative Counsel’s Digest:**

- 1 Existing law establishes the rights and obligations of landlords and tenants of
- 2 certain manufactured home parks. (Chapter 118B of NRS) The Manufactured
- 3 Housing Division of the Department of Business and Industry has the responsibility
- 4 of administering the laws and regulations governing those parks. (NRS 118B.022,
- 5 118B.024)
- 6 **Section 7** of this bill requires a landlord of a manufactured home park that is
- 7 operated for profit to reduce the rent of tenants who meet certain eligibility
- 8 requirements and who request the rent reduction. **Section 7** provides that: (1) to be
- 9 eligible for the rent reduction, the tenant must be at least 55 years of age, be the
- 10 resident and registered owner of the manufactured home, have resided in the same
- 11 park for at least 5 years and have a household adjusted gross income of less than
- 12 \$25,000; (2) a tenant is not eligible if he receives any rent subsidy from a program
- 13 paid by the Federal Government; and (3) the maximum amount of rent the landlord
- 14 may charge the tenant is determined using an incremental scale based on the
- 15 household adjusted gross income of the tenant.
- 16 **Sections 8 and 9** of this bill establish procedures for the tenant to request the
- 17 rent reduction and for the landlord to object to the request. **Section 10** of this bill
- 18 provides that the Manufactured Housing Division has the responsibility of
- 19 resolving disputes over whether the tenant is eligible for the rent reduction, and the



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20 landlord and tenant have a right to request a hearing to challenge the decision of the  
21 Division.

22 **Section 11** of this bill allows the landlord to apply to the Division for  
23 permission to increase the amount of rent he may charge the tenants receiving the  
24 rent reduction. **Section 11** also provides that the Division must authorize the rent  
25 increase if it is necessary to ensure a fair and reasonable return on the investment of  
26 the landlord.

27 **Section 13** of this bill creates civil remedies for violations of the provisions  
28 governing rent reductions. The civil remedies in **section 13** are in addition to the  
29 administrative fines and civil penalties that may be imposed for violations of  
30 chapter 118B of NRS under existing law. (NRS 118B.251, 118B.260)

31 Under existing law, a landlord must give tenants a copy of the statutes  
32 governing manufactured home parks and a statement informing the tenants that  
33 they are entitled to certain rights under Nevada law. (NRS 118B.070) A landlord  
34 must also post a sign containing the statement of rights in a conspicuous place in  
35 the manufactured home park. (NRS 118B.071) **Sections 14 and 15** of this bill  
36 require the statement of rights and the sign posted by the landlord to also contain a  
37 provision that a tenant may be entitled to a rent reduction under the provisions of  
38 this bill.

39 Existing law prohibits a landlord from taking retaliatory action against a tenant  
40 who exercises his statutory rights. (NRS 118B.210) **Section 17** of this bill provides  
41 that the landlord is also prohibited from taking retaliatory action against a tenant  
42 who exercises his right to request a rent reduction under the provisions of this bill.

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THE PEOPLE OF THE STATE OF NEVADA, REPRESENTED IN  
SENATE AND ASSEMBLY, DO ENACT AS FOLLOWS:

1 **Section 1.** Chapter 118B of NRS is hereby amended by adding  
2 thereto the provisions set forth as sections 2 to 13, inclusive, of this  
3 act.

4 **Sec. 2.** *As used in sections 2 to 13, inclusive, of this act,*  
5 *unless the context otherwise requires, the words and terms defined*  
6 *in sections 3 to 6, inclusive, of this act have the meanings ascribed*  
7 *to them in those sections.*

8 **Sec. 3.** *“Household adjusted gross income” means the*  
9 *combined annual adjusted gross incomes, as reported to the*  
10 *Internal Revenue Service of the United States Department of*  
11 *the Treasury, of the occupants of a manufactured home which is*  
12 *subject to the tenancy for which a reduction in rent is requested.*

13 **Sec. 4.** *“Manufactured home” includes a travel trailer that is*  
14 *located on a manufactured home lot within a manufactured home*  
15 *park.*

16 **Sec. 5.** *“Rent” means the consideration, including, without*  
17 *limitation, money and deposits, demanded or paid for the use of a*  
18 *mobile home lot, including, without limitation, use of a mobile*  
19 *home, water, sewer, trash and property taxes. The term does not*  
20 *include any utility service billed directly to a resident of a mobile*  
21 *home lot by a utility company.*



1       **Sec. 6. "Travel trailer" has the meaning ascribed to it in**  
2 **NRS 489.150.**

3       **Sec. 7. 1. Except as otherwise provided in section 11 of this**  
4 **act, if a tenant satisfies the eligibility requirements set forth in this**  
5 **section, a landlord or his agent or employee shall not charge a**  
6 **tenant monthly rent for a manufactured home lot in an amount**  
7 **which:**

8       **(a) Exceeds \$300 if the household adjusted gross income is**  
9 **less than \$20,000; and**

10       **(b) Exceeds \$350 if the household adjusted gross income is**  
11 **\$20,000 or more but less than \$25,000.**

12       **2. A tenant is eligible for a reduction in rent pursuant to this**  
13 **section if the tenant:**

14       **(a) Is 55 years of age or older;**

15       **(b) Meets the household adjusted gross income requirements**  
16 **set forth in subsection 1;**

17       **(c) Has resided in the same manufactured home park that is**  
18 **operated for profit in this State for at least 5 years immediately**  
19 **preceding his request for a reduction in rent pursuant to section 8**  
20 **of this act; and**

21       **(d) Is the resident and registered owner of the manufactured**  
22 **home which is subject to the tenancy for which he requests a**  
23 **reduction in rent, as indicated on the certificate of ownership that**  
24 **is issued by the Division pursuant to NRS 489.541.**

25       **3. A tenant is not eligible for a reduction in rent pursuant to**  
26 **this section if the tenant receives any rent subsidy paid under any**  
27 **program of the Federal Government. If a tenant is on a waiting**  
28 **list for any rent subsidy paid under any program of the Federal**  
29 **Government, the tenant may request a reduction in rent and may**  
30 **provide the same documentation provided to the program for a**  
31 **rent subsidy to determine eligibility for a reduction in rent under**  
32 **this section.**

33       **4. If a tenant requests a reduction in rent pursuant to section**  
34 **8 of this act and satisfies the eligibility requirements set forth in**  
35 **this section, the landlord shall charge the appropriate amount of**  
36 **rent as set forth in subsection 1:**

37       **(a) If the landlord does not object to the request, within 45**  
38 **days after receipt of the request; or**

39       **(b) If the landlord objects to the request, on the date specified**  
40 **by the Division, hearing officer or court.**

41       **5. A tenant who pays a reduction in rent pursuant to this**  
42 **section shall:**

43       **(a) Notify the landlord of any change in his eligibility within**  
44 **10 days after the change;**



1 (b) Maintain continuous tenancy in the same manufactured  
2 home park during the period he receives the reduction in rent; and

3 (c) Annually submit copies of the most recent federal income  
4 tax returns of the tenant and all other occupants of the  
5 manufactured home.

6 6. A landlord may not increase the amount charged for  
7 services, utilities or amenities to recover any revenue lost in rent  
8 due to the provisions of this section.

9 **Sec. 8.** To request a reduction in rent pursuant to section 7  
10 of this act, the tenant must provide to the landlord:

11 1. Evidence that the tenant satisfies the eligibility  
12 requirements set forth in section 7 of this act, including, without  
13 limitation, copies of the birth certificate or driver's license of the  
14 tenant and copies of the most recent federal income tax returns of  
15 the tenant and all other occupants of the manufactured home; and

16 2. Written notice, on a form prescribed by the Division,  
17 which:

18 (a) States that the tenant satisfies the eligibility requirements  
19 set forth in section 7 of this act;

20 (b) Acknowledges that the tenant may be personally liable for  
21 the damages caused to the landlord if the tenant:

22 (1) Submits information in the written notice or evidence to  
23 the landlord which is not true and accurate; or

24 (2) Fails to report a change in eligibility as required  
25 pursuant to section 7 of this act; and

26 (c) Includes the provisions of section 13 of this act.

27 **Sec. 9. 1.** Upon receipt of the request for a reduction in  
28 rent by the tenant pursuant to section 8 of this act, the landlord  
29 may object to the request if:

30 (a) The tenant has not submitted all necessary information or  
31 evidence to prove that the tenant satisfies the eligibility  
32 requirements set forth in section 7 of this act;

33 (b) The written notice or evidence submitted by the tenant  
34 indicates that the tenant does not satisfy the eligibility  
35 requirements; or

36 (c) The landlord otherwise reasonably believes that the tenant  
37 does not satisfy the eligibility requirements.

38 2. Before objecting to the request pursuant to subsection 3,  
39 the landlord may ask the tenant to provide additional information  
40 or evidence to verify whether the tenant is eligible to receive a  
41 reduction in rent.

42 3. To object to the request, the landlord must provide to the  
43 Division and the tenant, not later than 15 days after receipt of the  
44 request and all necessary evidence:



1 (a) *A written objection, on a form prescribed by the Division;*  
2 *and*

3 (b) *The written notice of the tenant and copies of any evidence*  
4 *that the tenant submitted to the landlord.*

5 4. *If a tenant believes a landlord has objected to his request*  
6 *for a reduction in rent without just cause, the tenant may file a*  
7 *complaint with the Division not later than 15 days after the tenant*  
8 *receives notice from the landlord that the landlord has objected to*  
9 *the tenant's request.*

10 **Sec. 10.** 1. *Upon receipt of the objection of the landlord or*  
11 *a complaint filed by a tenant pursuant to section 9 of this act, the*  
12 *Division:*

13 (a) *May obtain any necessary information from the tenant in*  
14 *addition to the information and evidence submitted by the landlord*  
15 *with his objection; and*

16 (b) *Shall determine whether the tenant satisfies the eligibility*  
17 *requirements and is eligible for a reduction in rent pursuant to*  
18 *section 7 of this act.*

19 2. *The Division shall notify the tenant and landlord of its*  
20 *decision to grant or deny the request for a reduction in rent by*  
21 *mailing its decision by certified mail, return receipt requested, to*  
22 *the last known address of the tenant and landlord. The notice*  
23 *must:*

24 (a) *Specify the reasons the Division has granted or denied the*  
25 *request for the reduction in rent; and*

26 (b) *Contain a statement informing the tenant and landlord that*  
27 *a hearing will be provided if the tenant or landlord files a written*  
28 *request for a hearing within 20 days after he receives the notice.*

29 3. *The tenant or landlord may, within 20 days after he*  
30 *receives the notice pursuant to subsection 2, file a written request*  
31 *for a hearing with the Division. If the Division does not receive a*  
32 *request for a hearing within 20 days after the tenant or landlord*  
33 *receives the notice pursuant to subsection 2, the decision of the*  
34 *Division becomes final and is not subject to judicial review.*

35 4. *If the tenant or landlord requests a hearing within 20 days*  
36 *after he receives the notice pursuant to subsection 2, a hearing*  
37 *must be conducted before a hearing officer appointed by the*  
38 *Director of the Department of Business and Industry, or a person*  
39 *designated by him, within 60 days after receipt of the request. The*  
40 *Division shall notify the tenant and landlord of the time, place and*  
41 *date of the hearing. If the tenant has been denied the reduction in*  
42 *rent, the tenant has the burden of proving that he is entitled to*  
43 *receive the reduction in rent. If the tenant has been granted the*  
44 *reduction in rent, the landlord has the burden of proving that the*  
45 *tenant is not entitled to receive the reduction in rent.*



1       5. *The hearing officer shall issue a decision within 30 days*  
2 *after the hearing and mail a copy of the decision to the tenant and*  
3 *landlord. The decision of the hearing officer is a final decision for*  
4 *purposes of judicial review.*

5       **Sec. 11.** *1. A landlord may apply to the Division for*  
6 *permission to increase the amount of rent he may charge in a*  
7 *particular manufactured home park pursuant to section 7 of this*  
8 *act.*

9       2. *The Division shall permit the landlord to increase the*  
10 *amount of rent he may charge in a particular manufactured home*  
11 *park pursuant to section 7 of this act if the Division finds that*  
12 *such an increase is necessary to ensure a fair and reasonable*  
13 *return on the investment of the landlord.*

14       **Sec. 12.** *1. The Division shall prescribe by regulation the*  
15 *form on which:*

16       (a) *A tenant may request a reduction in rent pursuant to*  
17 *section 8 of this act;*

18       (b) *A landlord may object to the request of the tenant pursuant*  
19 *to section 9 of this act; and*

20       (c) *A landlord may apply for an increase in the amount he may*  
21 *charge for rent pursuant to section 11 of this act.*

22       2. *The Division shall make the forms available to any person*  
23 *upon request.*

24       3. *The Division may adopt any other regulations as are*  
25 *necessary to carry out the provisions of sections 2 to 13, inclusive,*  
26 *of this act.*

27       **Sec. 13.** *1. If a landlord knowingly fails to grant a*  
28 *reduction in rent in violation of sections 2 to 13, inclusive, of this*  
29 *act, the landlord is liable to the tenant for:*

30       (a) *The damages caused to the tenant by the violation; and*

31       (b) *Reasonable attorney's fees and costs.*

32       2. *If a tenant knowingly obtains a reduction in rent in*  
33 *violation of sections 2 to 13, inclusive, of this act, the tenant is*  
34 *liable to the landlord for:*

35       (a) *The damages caused to the landlord by the violation; and*

36       (b) *Reasonable attorney's fees and costs.*

37       **Sec. 14.** *NRS 118B.070 is hereby amended to read as follows:*

38       118B.070 1. *The landlord shall deliver to:*

39       (a) *Each new tenant a copy of the current text of the provisions*  
40 *of this chapter with the rental agreement at the time the tenant signs*  
41 *the agreement.*

42       (b) *Each tenant a copy of each provision of this chapter which is*  
43 *added, amended or repealed within 180 days after the provision*  
44 *becomes effective.*



1 2. When the landlord provides a tenant with a copy of any  
2 provision of this chapter pursuant to subsection 1, the copy must  
3 contain a legible and typewritten statement that contains the  
4 following contact information regarding the Division in  
5 substantially the following form:

6  
7 **TENANTS OF MANUFACTURED HOME PARKS ARE**  
8 **ENTITLED TO CERTAIN RIGHTS UNDER NEVADA**  
9 **REVISED STATUTES.**  
10 **THOSE RIGHTS MAY INCLUDE A REDUCTION IN**  
11 **RENT UNDER NRS SECTIONS ( 2 to 13, INCLUSIVE,**  
12 **OF THIS ACT).**  
13

14 To obtain information regarding your rights as a tenant  
15 under Nevada Revised Statutes, you may contact the  
16 Manufactured Housing Division of the Department of  
17 Business and Industry as follows:

18  
19 **SOUTHERN NEVADA:**

20 (The address of the Division in Southern Nevada)  
21 (The local telephone number of the  
22 Division in Southern Nevada)  
23

24 **NORTHERN NEVADA:**

25 (The address of the Division in Northern Nevada)  
26 (The local telephone number of the  
27 Division in Northern Nevada)  
28

29 **INTERNET:**

30 (The Internet address of the Division)

31 **Sec. 15.** NRS 118B.071 is hereby amended to read as follows:

32 118B.071 1. The landlord of a manufactured home park shall  
33 post in a conspicuous and readily accessible place in the community  
34 or recreational facility in the manufactured home park, at or near the  
35 entrance of the manufactured home park or in another common area  
36 in the manufactured home park, a legible and typewritten sign that  
37 contains the following contact information regarding the Division in  
38 substantially the following form:

39  
40 **TENANTS OF MANUFACTURED HOME PARKS ARE**  
41 **ENTITLED TO CERTAIN RIGHTS UNDER NEVADA**  
42 **REVISED STATUTES.**  
43 **THOSE RIGHTS MAY INCLUDE A REDUCTION**  
44 **IN RENT UNDER NRS SECTIONS (2 to 13,**  
45 **INCLUSIVE, OF THIS ACT).**



1 To obtain information regarding your rights as a tenant  
2 under Nevada Revised Statutes, you may contact the  
3 Manufactured Housing Division of the Department of  
4 Business and Industry as follows:

5  
6 **SOUTHERN NEVADA:**

7 (The address of the Division in Southern Nevada)

8 (The local telephone number of the  
9 Division in Southern Nevada)

10  
11 **NORTHERN NEVADA:**

12 (The address of the Division in Northern Nevada)

13 (The local telephone number of the  
14 Division in Northern Nevada)

15  
16 **INTERNET:**

17 (The Internet address of the Division)  
18

19 2. The Division shall notify each landlord if any of the contact  
20 information regarding the Division changes. Not later than 30 days  
21 after receiving such a notice from the Division, the landlord shall  
22 replace the existing sign with a new sign that contains the new  
23 contact information regarding the Division.

24 **Sec. 16.** NRS 118B.150 is hereby amended to read as follows:

25 118B.150 1. Except as otherwise provided in subsections 2  
26 and 3, the landlord or his agent or employee shall not:

27 (a) Increase rent or additional charges unless:

28 (1) The rent charged after the increase is the same rent  
29 charged for manufactured homes of the same size or lots of the same  
30 size or of a similar location within the park, including, without  
31 limitation, manufactured homes and lots which are held pursuant to  
32 a long-term lease ~~§~~ *but excluding manufactured homes and lots*  
33 *subject to a reduction in rent pursuant to the provisions of sections*  
34 *2 to 13, inclusive, of this act*, except that a discount may be  
35 selectively given to persons who:

36 (I) Are handicapped;

37 (II) Are 55 years of age or older;

38 (III) Are long-term tenants of the park if the landlord has  
39 specified in the rental agreement or lease the period of tenancy  
40 required to qualify for such a discount;

41 (IV) Pay their rent in a timely manner; or

42 (V) Pay their rent by check, money order or electronic

43 means;

44 (2) Any increase in additional charges for special services is  
45 the same amount for each tenant using the special service; and



1 (3) Written notice advising a tenant of the increase is  
2 received by the tenant 90 days before the first payment to be  
3 increased and written notice of the increase is given to prospective  
4 tenants before commencement of their tenancy. In addition to the  
5 notice provided to a tenant pursuant to this subparagraph, if the  
6 landlord or his agent or employee knows or reasonably should know  
7 that the tenant receives assistance from the Fund created pursuant to  
8 NRS 118B.215, the landlord or his agent or employee shall provide  
9 to the Administrator written notice of the increase 90 days before  
10 the first payment to be increased.

11 (b) Require a tenant to pay for an improvement to the common  
12 area of a manufactured home park unless the landlord is required to  
13 make the improvement pursuant to an ordinance of a local  
14 government.

15 (c) Require a tenant to pay for a capital improvement to the  
16 manufactured home park unless the tenant has notice of the  
17 requirement at the time he enters into the rental agreement. A tenant  
18 may not be required to pay for a capital improvement after the  
19 tenant enters into the rental agreement unless the tenant consents to  
20 it in writing or is given 60 days' notice of the requirement in  
21 writing. The landlord may not establish such a requirement unless a  
22 meeting of the tenants is held to discuss the proposal and the  
23 landlord provides each tenant with notice of the proposal and  
24 the date, time and place of the meeting not less than 60 days before  
25 the meeting. The notice must include a copy of the proposal. A  
26 notice in a periodic publication of the park does not constitute notice  
27 for the purposes of this paragraph.

28 (d) Require a tenant to pay his rent by check or money order.

29 (e) Require a tenant who pays his rent in cash to apply any  
30 change to which he is entitled to the next periodic payment that is  
31 due. The landlord or his agent or employee shall have an adequate  
32 amount of money available to provide change to such a tenant.

33 (f) Prohibit or require fees or deposits for any meetings held in  
34 the park's community or recreational facility by the tenants or  
35 occupants of any manufactured home or recreational vehicle in the  
36 park to discuss the park's affairs, or any political meeting sponsored  
37 by a tenant, if the meetings are held at reasonable hours and when  
38 the facility is not otherwise in use, or prohibit the distribution of  
39 notices of those meetings.

40 (g) Interrupt, with the intent to terminate occupancy, any utility  
41 service furnished the tenant except for nonpayment of utility charges  
42 when due. Any landlord who violates this paragraph is liable to the  
43 tenant for actual damages.

44 (h) Prohibit a tenant from having guests, but he may require the  
45 tenant to register the guest within 48 hours after his arrival, Sundays



1 and legal holidays excluded, and if the park is a secured park, a  
2 guest may be required to register upon entering and leaving.

3 (i) Charge a fee for a guest who does not stay with the tenant for  
4 more than a total of 60 days in a calendar year. The tenant of a  
5 manufactured home lot who is living alone may allow one other  
6 person to live in his home without paying an additional charge or  
7 fee, unless such a living arrangement constitutes a violation of  
8 chapter 315 of NRS. No agreement between a tenant and his guest  
9 alters or varies the terms of the rental contract between the tenant  
10 and the landlord, and the guest is subject to the rules and regulations  
11 of the landlord.

12 (j) Prohibit a tenant from erecting a fence on the tenant's lot if  
13 the fence complies with any standards for fences established by the  
14 landlord, including limitations established for the location and  
15 height of fences, the materials used for fences and the manner in  
16 which fences are to be constructed.

17 (k) Prohibit any tenant from soliciting membership in any  
18 association which is formed by the tenants who live in the park. As  
19 used in this paragraph, "solicit" means to make an oral or written  
20 request for membership or the payment of dues or to distribute,  
21 circulate or post a notice for payment of those dues.

22 (l) Prohibit a public officer, candidate for public office or the  
23 representative of a public officer or candidate for public office from  
24 walking through the park to talk with the tenants or distribute  
25 political material.

26 (m) If a tenant has voluntarily assumed responsibility to trim the  
27 trees on his lot, require the tenant to trim any particular tree located  
28 on the lot or dispose of the trimmings unless a danger or hazard  
29 exists.

30 2. The landlord is entitled to require a security deposit from a  
31 tenant who wants to use the manufactured home park's clubhouse,  
32 swimming pool or other park facilities for the tenant's exclusive use.  
33 The landlord may require the deposit at least 1 week before the use.  
34 The landlord shall apply the deposit to costs which occur due to  
35 damage or cleanup from the tenant's use within 1 week after the use,  
36 if any, and shall, on or before the eighth day after the use, refund  
37 any unused portion of the deposit to the tenant making the deposit.  
38 The landlord is not required to place such a deposit into a financial  
39 institution or to pay interest on the deposit.

40 3. The provisions of paragraphs (a), (b), (c), (j) and (m) of  
41 subsection 1 do not apply to a corporate cooperative park.

42 4. As used in this section, "long-term lease" means a rental  
43 agreement or lease the duration of which exceeds 12 months.



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1       **Sec. 17.** NRS 118B.210 is hereby amended to read as follows:  
2       118B.210 1. The landlord shall not terminate a tenancy,  
3 refuse to renew a tenancy, increase rent or decrease services he  
4 normally supplies, or bring or threaten to bring an action for  
5 possession of a manufactured home lot as retaliation upon the tenant  
6 because:

7       (a) He has complained in good faith about a violation of a  
8 building, safety or health code or regulation pertaining to a  
9 manufactured home park to the governmental agency responsible  
10 for enforcing the code or regulation.

11       (b) He has complained to the landlord concerning the  
12 maintenance, condition or operation of the park or a violation of any  
13 provision of NRS 118B.040 to 118B.220, inclusive, or 118B.240.

14       (c) He has organized or become a member of a tenants' league  
15 or similar organization.

16       (d) He has requested the reduction in rent required by:

17           (1) NRS 118.165 as a result of a reduction in property taxes.

18           (2) NRS 118B.153 when a service, utility or amenity is  
19 decreased or eliminated by the landlord.

20       ***(3) Sections 2 to 13, inclusive, of this act.***

21       (e) A citation has been issued to the landlord as the result of a  
22 complaint of the tenant.

23       (f) In a judicial proceeding or arbitration between the landlord  
24 and the tenant, an issue has been determined adversely to the  
25 landlord.

26       2. A landlord, manager or assistant manager of a manufactured  
27 home park shall not willfully harass a tenant.

28       3. A tenant shall not willfully harass a landlord, manager or  
29 assistant manager of a manufactured home park or an employee or  
30 agent of the landlord.

31       4. As used in this section, "harass" means to threaten or  
32 intimidate, through words or conduct, with the intent to affect the  
33 terms or conditions of a tenancy or a person's exercise of his rights  
34 pursuant to this chapter.

