



**DEPARTMENT OF BUSINESS AND INDUSTRY  
HOUSING DIVISION**

## **Notice of Public Workshop**

**December 4, 2025, beginning at 10:00 am**

The Nevada Housing Division will hold a public workshop to solicit public comment on the proposed changes to the Nevada Administrative code ("NAC") chapters 489 regarding the establishment of an expedited issuance of a title for a manufactured home, mobile home, or commercial coach and establishing a fee for such review and issuance. The Division may take items out of order, combine two or more agenda items at any time or remove agenda items.

Reasonable efforts will be made to assist and accommodate physically handicapped persons desiring to attend the hearing. If you require assistance, please contact the Division in advance of the hearing date. Contact Doug Smith [doug.smith@housing.nv.gov](mailto:doug.smith@housing.nv.gov) or 702-486-7259. Written submissions must be received by the Nevada Housing Division on or before December 3, 2025.

The TDD Number is 800-326-6868. Supporting materials for this agenda may be obtained by contacting Doug Smith [doug.smith@housing.nv.gov](mailto:doug.smith@housing.nv.gov) or 702-486-7259; or its Carson City office: 1830 E. College Pkwy., Suite 200 Carson City, NV 89706; or its Las Vegas office: 3300 W. Sahara Ave., #300, Las Vegas, NV 89102.

The public is invited to attend virtually by following the link below. Please join my meeting from your computer, tablet or smartphone. Persons wishing to provide public comment during the meeting may use the links below and at the appropriate time, Division staff will call on persons wishing to make public comment.

### **Draft Regulation Workshop**

Dec 4, 2025, 10:00 – 11:00 AM (America/Los\_Angeles)

**Please join my meeting from your computer, tablet or smartphone.**

<https://meet.goto.com/604629861>

**You can also dial in using your phone.**

Access Code: 604-629-861

United States (Toll Free): 1 877 309 2073

United States: +1 (571) 317-3129

**Get the app now and be ready when your first meeting starts:**

<https://meet.goto.com/install>

A copy of the proposed regulatory changes as well as a posting of this Notice of Public Workshop can also be accessed at <https://housing.nv.gov>.

## Agenda

1. Call to Order.

2. Public Comment.

No action may be taken on any matter raised under this agenda item until the matter has been specifically included on an Agenda as an item upon which action will be taken. Comments cannot be restricted based upon viewpoint. Public comment is limited to 5 minutes per person.

3. Discuss of proposed changes to the NAC chapter 489 regarding establishment of an expedited process to issue titles to manufactured homes, mobile homes, or commercial coaches and establishing a fee for such issuance.

4. Public Comment:

No action may be taken on any matter raised under this agenda item until the matter has been specifically included on an Agenda as an item upon which action will be taken. Comments cannot be restricted based viewpoint. Public comment is limited to 5 minutes per person.

5. Adjournment

This notice has been posted at the following locations. The Nevada Legislative Counsel Bureau's website <https://www.leg.state.nv.us/App/Notice/A/>, The Division's website: <https://housing.nv.gov>, <https://www.leg.state.nv.us/App/Notice/A/> and [www.notice.nv.gov](http://www.notice.nv.gov).

This notice has also been provided to persons as required by NRS 241.020.



DEPARTMENT OF BUSINESS AND INDUSTRY  
HOUSING DIVISION

## Small Business Impact Statement

The Nevada Housing Division of the Department of Business & Industry has proposed changes to the Nevada Administrative Code (NAC) chapters 489 regarding the establishment of an expedited .

The purpose of the proposed changes to the regulations is to:

1. Establish a process pursuant to which an individual may submit an application to the Division for an expedited issuance of a certificate of title for a mobile home, manufactured home, or commercial coach and establish a fee for such application, review and issuance.

The Division made a concerted effort to determine whether the regulation is likely to "[i]mpose a direct and significant economic burden upon a small business" or "[d]irectly restrict the formation, operation or expansion of a small business." NRS 233B.0608(1). The Division concluded the regulation would not cause these negative impacts or effects, after consultation with internal staff and the Division's Legal Counsel. While the Division determined that no Small Business Impact Statement (SBIS) was required, the Division is submitting the following information to reflect how it might respond if a SBIS were determined required.

RE: NRS 233B.0609 Proposed permanent or temporary regulation: Contents of small business impact statement; person responsible for agency to sign impact statement.

1. A description of the manner in which comment was solicited from affected small businesses, a summary of their response and an explanation of the manner in which other interested persons may obtain a copy of the summary.

No affected small businesses are impacted by this regulation.

2. The manner in which the analysis was conducted.

The manner in which the analysis was conducted was through reviewing and discussing of the draft regulation with Division staff, Division leadership, and the Division's attorney



3. The estimated economic effect of the proposed regulation on the small businesses which it is to regulate, including, without limitation:

Adverse effects: There are no adverse effects of this regulation on the businesses it regulates nor on the public.

Beneficial effects: This will allow the someone who desires a certificate of title for a manufactured home, mobile home, or commercial coach in an expedited manner to submit an application for such expedited certificate of title.

Immediate effects: This will allow individuals who need a certificate of title expediently to obtain such title in an expedient manner.

Long-term effects: The Division will more efficiently protect the public.

4. A description of the methods that the agency considered to reduce the impact of the proposed regulation on small businesses and a statement regarding whether the agency actually used any of those methods.

The methods the agency considered to reduce the impact of the proposed regulation on small businesses were via discussions with the Division staff and its legal counsel.

The agency did actually use these methods to formulate this approach and to confirm its probable impact of reduced costs and reduced labor.

5. The estimated cost to the agency for enforcement of the proposed regulation.

6. If the proposed regulation provides a new fee or increases an existing fee, the total annual amount the agency expects to collect and the manner in which the money will be used.

A new fee is established to cover the costs of the Division for implementing the regulation.

7. If the proposed regulation includes provisions which duplicate or are more stringent than federal, state or local standards regulating the same activity, an explanation of why such duplicative or more stringent provisions are necessary.

The proposed regulations do not overlap or duplicate any regulation of other state or local governmental entities. The regulations, even after these proposed regulation changes are adopted, will not overlap and duplicate parts of a federal regulation. The Division is not aware of any proposed provisions which are more stringent than a federal regulation that regulates the same activity.

8. The reasons for the conclusions of the agency regarding the impact of a regulation on small businesses.

The reasons for the conclusions of the agency regarding the impact of a regulation on small businesses are the result of a review of the statutes, draft regulation and discussion among Division staff and legal counsel.

As the Administrator who is responsible for the agency I certify that, to the best of my knowledge or belief, the information contained in the statement was prepared properly and is accurate.

Sincerely,  
NEVADA HOUSING DIVISION



Steve Aichroth  
Administrator  
Nevada Housing Division  
Department of Business & Industry  
1830 E. College Parkway, Suite 200  
Carson City, NV 89706

**Section 1.** NAC 489 is amended by adding thereto a new section to read as follows:

- 1. An applicant seeking title of a manufactured home, mobile home or commercial coach pursuant to NRS 489.561 or 489.562 may submit an application to the Division for the expedited issuance of the certificate of title.*
- 2. The applicant must submit:*
  - a. An application on a form prescribed by the Division.*
  - b. All information to demonstrate the circumstances of the case with the application.*
  - c. The fee for the expedited service set forth in NAC 489.380*
- 3. The applicant must respond to any requests by the Division for additional information within 5 business days of the request.*
- 4. Upon receipt of the application and information set forth in subsection 2 and 3, the Division will review the information and if the Division is satisfied the applicant is entitled to the certificate of title, may issue the certificate of title within 7 business days.*

**Sec. 2.** NAC 489.380 is hereby amended to read as follows:

489.380

1. The Division will charge the following fees:

(a) For each certificate and label of compliance	\$60.00
(b) For each certificate and label of installation	60.00
(c) <i>For each expedited certificate of title</i>	<i>200.00</i>
(d) For each permit for installation, reconstruction, repair or addition	
- 20.00

<del>(e)</del> (e)	For each original or duplicate certificate of title	60.00
<del>(f)</del> (f)	For each notice of conversion of real property	60.00
<del>(g)</del> (g)	For a replacement of a:	
	(1) Label of compliance	60.00
	(2) Label of installation	60.00
	(3) License	60.00
<del>(h)</del> (h)	For the inspection and approval of a set of plans:	
	For the first hour	120.00
	For each additional half hour or fraction thereof	60.00
<del>(i)</del> (i)	For the inspection and approval of a modification of an approved plan, per hour or fraction thereof	120.00
<del>(j)</del> (j)	For the consideration of a system of construction for approval	500.00
<del>(k)</del> (k)	For the inspection at the site and approval of the installation of:	
	(1) A commercial coach with a plumbing system, a manufactured home or a mobile home if the inspection is conducted within 25 miles of the inspector's station of duty	120.00
	(2) A commercial coach without a plumbing system if the inspection is conducted within 25 miles of the inspector's station of duty	100.00
<del>(l)</del> (l)	For the reinspection and approval of the installation of a manufactured home, mobile home or commercial coach, in addition to the original fee for inspection	100.00

~~(m)~~ (n) For the final inspection or reinspection at the site of a manufactured home, mobile home, mobile home park, commercial coach or travel trailer, or of the installation of a device which burns solid fuel or for any other inspection or service for which a fee is not prescribed:

For the first hour 100.00

For each additional half hour or fraction thereof

50.00

~~(m)~~ (n) For an inspection of a plant used to manufacture manufactured homes or commercial coaches 750.00

~~(n)~~ (o) For each search conducted to determine title 20.00

~~(e)~~ (p) For the sale of printed material:

For each page of a copy 0.25

For each study guide for an examination 15.00

For each copy of a regulation 5.00

~~(p)~~ (q) For filing a lien or an amended lien asserted upon a manufactured home, mobile home or commercial coach 60.00

~~(e)~~ (r) For collecting a fee after a check given for payment is dishonored

35.00

~~(r)~~ (s) For the inspection and approval of a set of plans for an attachment pursuant to NAC 489.470:

For the first hour 120.00

For each additional half hour or fraction thereof

60.00



~~(s)~~ (t) For filing an affidavit of the sale of a manufactured home, mobile home or commercial coach to satisfy a lien 60.00

~~(t)~~ (u) For recording the sale of a manufactured home, mobile home or commercial coach without the immediate transfer of the certificate of title 60.00

~~(u)~~ (v) For filing a notice or an amended notice of sale by auction of a manufactured home, mobile home or commercial coach 60.00

~~(v)~~ (w) For a copy of the monthly report prepared by the Division on the record of sales of a dealer 100.00

~~(w)~~ (x) For a list of the certificates of title issued by the Division for a period of:

Less than 2 years 100.00

Two years but not more than 5 years 200.00

More than 5 years 400.00

~~(x)~~ (y) For a list of all mobile home parks or for a rent history of all mobile home parks 100.00

~~(y)~~ (z) For filing a bond submitted with an application for a certificate of title of a manufactured home, mobile home or commercial coach pursuant to NRS 489.562 60.00

2. For each inspection or reinspection conducted more than 25 miles from the inspector's station of duty, the Division will charge, in addition to the fee listed, the inspector's actual expenses for time and travel.

3. The Division will collect a fee for the sale of reports not listed in subsection 1 based upon the cost to the Division to produce those reports, plus a minimum fee for handling of \$40 for the first report.

4. The Division will collect a fee for inspection, pursuant to a schedule established by the Secretary of Housing and Urban Development, from each manufacturer of manufactured homes who has a plant located in this State. The Division will pay the fee to the Secretary of Housing and Urban Development.

5. As used in this section, “rent history” means the economic and demographic data collected by the Administrator pursuant to NRS 118B.025.