

**PROPOSED REGULATION OF THE
ADMINISTRATOR OF THE HOUSING DIVISION OF THE
DEPARTMENT OF BUSINESS AND INDUSTRY**

LCB File No. R057-26

April 21, 2026

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

AUTHORITY: § 1, NRS 489.231, 489.561, as amended by section 15 of Assembly Bill No. 38, chapter 13, Statutes of Nevada 2025, at page 51 and section 2 of Senate Bill No. 370, chapter 203, Statutes of Nevada 2025, at page 1244, NRS 489.562, as amended by section 3 of Senate Bill No. 370, chapter 203, Statutes of Nevada 2025, at page 1244, and NRS 489.585, as amended by section 4 of Senate Bill No. 370, chapter 203, Statutes of Nevada 2025, at page 1245, and NRS 489.591; § 2, NRS 489.231 and 489.481, as amended by section 1 of Senate Bill No. 370, chapter 203, Statutes of Nevada 2025, at page 1244.

A REGULATION relating to manufactured housing; establishing an expedited process for the issuance of a new certificate of title in certain circumstances; establishing a fee for the expedited process; and providing other matters properly relating thereto.

Legislative Counsel’s Digest:

Existing law sets forth various requirements and restrictions relating to a certificate of title that is issued by the Housing Division of the Department of Business and Industry for a manufactured home, mobile home, manufactured building or commercial coach. (NRS 489.501-489.585) Existing law provides two procedures under which a person is authorized to apply for the issuance of a new such certificate of title if the previously issued certificate of title is unavailable. (NRS 489.561, as amended by section 15 of Assembly Bill No. 38, chapter 13, Statutes of Nevada 2025, at page 51 and section 2 of Senate Bill No. 370, chapter 203, Statutes of Nevada 2025, at page 1244, NRS 489.562, as amended by section 3 of Senate Bill No. 370, chapter 203, Statutes of Nevada 2025, at page 1244)

Under the initial procedure for such an application in existing law, the Division is authorized to receive such an application, examine the circumstances of the case and require the filing of affidavits or other information. Within 45 days after receipt of the application and other information, existing law requires the Division to: (1) issue a new certificate of title to the applicant if the Division is satisfied that the applicant is entitled to the certificate; or (2) deny the application and provide the applicant with written notification of and the reasons for the denial of the application within 10 days after the denial. (NRS 489.561, as amended by section 15 of

Assembly Bill No. 38, chapter 13, Statutes of Nevada 2025, at page 51 and section 2 of Senate Bill No. 370, chapter 203, Statutes of Nevada 2025, at page 1244)

Existing law provides an additional procedure pursuant to which a person whose application was denied under the initial procedure is authorized to submit another application for a new certificate of title, file a bond and allow the Division to inspect the applicable housing. Existing law requires the Division to either issue a new certificate of title to the applicant or deny the application within 45 days after the date on which the application and bond have been received and the inspection has been completed. If the application is denied, existing law requires the Division to provide the applicant with written notification of and the reasons for the denial of the application within 10 days after the denial. (NRS 489.562, as amended by section 3 of Senate Bill No. 370, chapter 203, Statutes of Nevada 2025, at page 1244)

Existing law also requires the Administrator of the Division to adopt regulations to establish an expedited process for the issuance of a new certificate of title under either of those procedures. (NRS 489.585, as amended by section 4 of Senate Bill No. 370, chapter 203, Statutes of Nevada 2025, at page 1245) **Section 1** of this regulation authorizes an applicant to request the expedited processing of an application for a certificate of title submitted pursuant to either such procedure by submitting the fee for the expedited processing. **Section 1** provides that the Division: (1) will request any additional information that it requires to make its determination that the applicant is entitled to the certificate; and (2) will not expedite the processing of the application if the applicant fails to submit such information or satisfy the requirements to apply for the issuance of a new certificate of title pursuant to the applicable procedure in existing law. **Section 1** requires the Division to take action on the application within 7 business days after the later of: (1) the Division receives all additional information that it requested from the applicant, if such information was requested; or (2) the applicant has satisfied the requirements to apply for the issuance of a new certificate of title pursuant to the applicable procedure in existing law.

Existing regulations prescribe fees concerning certificates of title, including a fee of \$60 for the issuance of an original or duplicate certificate of title. (NAC 489.380) Existing law requires the Division to adopt regulations providing for a fee for the expedited process set forth in **section 1**. (NRS 489.481, as amended by section 1 of Senate Bill No. 370, chapter 203, Statutes of Nevada 2025, at page 1244) **Section 2** of this regulation establishes this fee in the amount of \$200.

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

1. An applicant may request the Division to expedite the processing of his or her application for the issuance of a new certificate of title submitted pursuant to NRS 489.561, as amended by section 15 of Assembly Bill No. 38, chapter 13, Statutes of Nevada 2025, at page 51 and section 2 of Senate Bill No. 370, chapter 203, Statutes of Nevada 2025, at page 1244, or 489.562, as amended by section 3 of Senate Bill No. 370, chapter 203, Statutes of Nevada

2025, at page 1244, by submitting the fee set forth in paragraph (e) of subsection 1 of NAC 489.380 in lieu of the fee set forth in paragraph (d) of subsection 1 of NAC 489.380.

2. If the Division requires additional information to determine whether the applicant is entitled to the new certificate of title, the Division will request the applicant to submit such information.

3. The Division will not expedite the processing of the application pursuant to this section if the applicant:

(a) Failed to submit all additional information requested by the Division pursuant to subsection 2; or

(b) Has not satisfied the requirements to apply for a new certificate of title set forth in subsection 1 of NRS 489.561, as amended by section 15 of Assembly Bill No. 38, chapter 13, Statutes of Nevada 2025, at page 51 and section 2 of Senate Bill No. 370, chapter 203, Statutes of Nevada 2025, at page 1244, or subsection 1 of NRS 489.562, as amended by section 3 of Senate Bill No. 370, chapter 203, Statutes of Nevada 2025, at page 1244, as applicable.

4. The Division will take action on the application in the manner set forth in subsection 2 of NRS 489.561, as amended by section 15 of Assembly Bill No. 38, chapter 13, Statutes of Nevada 2025, at page 51 and section 2 of Senate Bill No. 370, chapter 203, Statutes of Nevada 2025, at page 1244, or subsection 2 of NRS 489.562, as amended by section 3 of Senate Bill No. 370, chapter 203, Statutes of Nevada 2025, at page 1244, as applicable, within 7 business days after:

(a) If the Division requested additional information from the applicant pursuant subsection 2, the Division has received all such information; or

(b) The applicant has satisfied the requirements to apply for a new certificate of title set forth in subsection 1 of NRS 489.561, as amended by section 15 of Assembly Bill No. 38, chapter 13, Statutes of Nevada 2025, at page 51 and section 2 of Senate Bill No. 370, chapter 203, Statutes of Nevada 2025, at page 1244, or subsection 1 of NRS 489.562, as amended by section 3 of Senate Bill No. 370, chapter 203, Statutes of Nevada 2025, at page 1244, as applicable,

↪ whichever is later.

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) For each permit for installation, reconstruction, repair or addition..... 20.00
- (d) ~~For~~ *Except as otherwise provided in section 1 of this regulation, for* each original or duplicate certificate of title 60.00
- (e) *For the expedited processing of an application for a new certificate of title pursuant to section 1 of this regulation* **200.00**
- (f) For each notice of conversion of real property 60.00
- ~~(g)~~ (g) For a replacement of a:
 - (1) Label of compliance 60.00
 - (2) Label of installation 60.00
 - (3) License 60.00
- ~~(g)~~ (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
(h) (i)	For the inspection and approval of a modification of an approved plan, per hour or fraction thereof.....	120.00
(i) (j)	For the consideration of a system of construction for approval.....	500.00
(j) (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
(k) (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
(l) (m)	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
(o) (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
(q) (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 , *as amended by section 3 of Senate Bill No. 370, chapter 203, Statutes of Nevada 2025, at page 1244* 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.