

**STATE OF NEVADA
DEPARTMENT OF BUSINESS AND INDUSTRY
REAL ESTATE DIVISION**

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**USED MANUFACTURED/MOBILE HOME DISCLOSURE
Personal Property Taxes and Required Documents**

Pursuant to NRS 645.258, a Real Estate Licensee is required to provide to the purchaser of a Used Manufactured or Used Mobile Home that has NOT been converted to real property the following information:

MANUFACTURER: _____	YEAR: _____
SERIAL # _____	SIZE: _____

NOTICE: The used manufactured/used mobile home you are purchasing is **PERSONAL PROPERTY** and is subject to personal property taxes. Personal property taxes are paid through your county assessor's office.

Personal property taxes on used manufactured/used mobile homes are required by law to be paid in full before title (certificate of ownership) is transferred and an Assessor's endorsement must be placed on the face of the title verifying the payment. Title to the manufactured/mobile home will not transfer until the assessor's endorsement is received (NRS 489.531). You may contact the county assessor to verify if the taxes on this manufactured/mobile home have been paid in full.

In this transaction, you are purchasing both personal property (the used manufactured/used mobile home) and real property (the land the used manufactured/used mobile home is located on). **As a result, you will be paying both real property taxes and personal property taxes.**

REQUIREMENT TO SUBMIT DOCUMENTS (NRS 489.521): Within 45 days after the sale of the used manufactured/used mobile home is completed, you must submit the following documents to the Manufactured Housing Division and a copy to the County Assessor of the county in which the used manufactured/used mobile home is located:

- A properly endorsed Certificate of Ownership (if the certificate of ownership has been issued in this state) or
- A properly endorsed certificate of title or other document of title issued by another state (if the certificate of ownership has not been issued in this state) and a statement with the following information (if it is not contained on the certificate or document of title):
 - the description of the used manufactured/used mobile home;
 - the names and addresses of the buyer and seller;
 - the name and address of any person who takes or retains a purchase money security interest.

THE STATEMENT MUST BE SIGNED AND ACKNOWLEDGED BY THE BUYER AND SELLER.

If a used manufactured/used mobile home is sold pursuant to an installment contract or other agreement whereby the certificate of title or certificate of ownership does not pass immediately to the buyer upon the sale, the seller, buyer or both shall submit to the Manufactured Housing Division any information required by the regulations adopted pursuant to NRS 489.272.

NOTICE PURSUANT TO NRS 489.531: The Manufactured Housing Division shall not issue a certificate of ownership on a used manufactured/used mobile home unless the county assessor of the county in which the used manufactured/used mobile home was situated at the time of the sale has endorsed on the certificate that all personal property taxes for the fiscal year have been paid. Additionally, the certificate of ownership must contain a warning, printed or stamped on its face, to the effect that the title does not pass until the county assessor endorses on the certificate of title that all personal property taxes have been paid.

RESPONSIBILITY OF BROKER: A real estate broker who represents a client in this transaction shall take such actions as necessary to ensure that the client complies with the requirements of NRS 489.521 and NRS 489.531.

The disclosures provided above do not constitute a warranty as to title or condition of the used manufactured/mobile home information.					
Purchaser	Date	Time	Real Estate Broker	Date	Time
Purchaser	Date	Time	Real Estate Licensee	Date	Time