

NOTICE OF 108 LIEN TL-108 (a)
MANUFACTURED HOME/ MOBILE HOME / COMMERCIAL COACH

Lien 108 is a legal process, and in accordance with [NRS 7.285](#) the Division cannot provide legal advice. Please contact an attorney for instructions.

PLEASE TYPE

-IMPORTANT-

A landlord lien for unpaid rentals and utilities may not exceed \$2,500 or the total amount due, whichever is less. The Division will not accept a Notice of Lien from a landlord if the amount is more than \$2,500. Mail/Deliver to the Carson City Office with Fee of \$60.00.

Email Address (required): _____

Phone Number (required): _____

TO _____

(Name of registered owner)

Address _____

Street Address

City

State

Zip Code

TO _____

(Legal owner, if different from registered owner)

Address _____

Street Address

City

State

Zip Code

TO _____

(Person holding a security interest)

Address _____

Street Address

City

State

Zip Code

TO _____

(Tenant or subtenant)

Address _____

Street Address

City

State

Zip Code

TO _____

(Name of any other person known to have or to claim an interest in the Manufactured home, mobile home or commercial coach described below)

Address _____

Street Address

City

State

Zip Code

TO: State of Nevada, Department of Business and Industry, Nevada Housing Division, Manufactured Housing

PLEASE TAKE NOTICE THAT,

_____ of _____,

(Name of lien claimant)

Address

Nevada, in his/her own behalf or on behalf of (Name) _____, a business whose address is _____, and on whose behalf and in the capacity of

_____, claims a lien pursuant to the provisions of NRS 108.267 to

(Title or position)

108.360, inclusive, on the manufactured home, mobile home or commercial coach described as follows:

Year _____ Make _____ Model _____

Size _____ Serial No. _____

The reason lien is claimed for _____ incurred by (Name) _____

in the following amounts:

Rent: \$ _____ for period _____ to _____, became due on _____

Utilities: \$ _____ for period _____ to _____, became due on _____.

Charges for towing, storing, maintaining, keeping, or repairing a manufactured home, mobile home or commercial coach, or for furnishing accessories, facilities, services or supplies therefore (*please describe*):

\$ _____ became due on _____.

Date

Costs of lien (*Please describe*): _____

Total Currently Due: \$ _____. In addition to this amount, a further claim may accrue as follows: (Describe any amounts which may accrue after date of Notice of Lien and the rate at which they will accrue.)

Demand is hereby made that the total amount of \$ _____ together with any amount hereafter accrued, be paid on or before _____.

Date Specified Pursuant to NRS 108.272(4)

Unless this amount is paid within the time specified, the above-described manufactured home, mobile home or commercial coach shall be advertised for sale, and sold by auction at a time and place to be specified pursuant to the provisions of NRS 108.267 to 108.360, inclusive, to satisfy the lien in the amount claimed herein, together with any further claim that may accrue and all costs of enforcing the lien.

You may contest the validity of the lien by filing a Notice of Opposition in the Justice Court on the form provided by the **Justice Court**, or you may use any other legal procedure available to you (see NRS 108.350). (The procedures for contesting this lien are set forth in NRS 108.350 and NRS 108.355, reprinted below.)

If you challenge the lien by court process, including the Justice Court process, and lose, the court could order that you pay for the other side's attorney. If that happens such attorney's fees can be added to the lien amount that you have to pay.

Signature

(For Notary use only)

State of _____ County _____
Subscribed and sworn to before me,

(Name of Notary Public)

on this _____ day of _____, 20_____
by _____

(Printed name of party appearing before Notary)

Notary Public Signature Notary Stamp or Seal

******* NOTE: This form must be completed in its entirety. *******

In accordance with:

NRS 108.350 Validity of lien may be contested; liability of claimant after sale. Nothing contained in NRS 108.270 to 108.367, inclusive, precludes:

1. The owner of any motor vehicle, aircraft, motorcycle, motor or aircraft equipment, aircraft parts, trailer, recreational vehicle, mobile home or manufactured home; or
2. Any other person having an interest or equity in the property, from contesting the validity of the lien. All legal rights and remedies otherwise available to the person are reserved to and retained, except that, after a sale has been made to an innocent third party, the lien claimant is solely responsible for loss or damage occasioned the owner, or any other person having an interest or equity in the property, by reason of the invalidity of the lien, or by reason of failure of the lien claimant to proceed in the manner provided in those sections.

NRS 108.355 Contesting validity of lien on mobile home or manufactured home.

1. A person contesting the validity of a lien on a mobile home or manufactured home may file a notice of opposition to the lien in the justice court in whose jurisdiction the mobile home or manufactured home is located. The notice of opposition must be filed within 5 days after the person filing the notice receives the notice of sale by auction, must be made on a form provided by the clerk of the justice court and must include the facts supporting the notice. The person filing the notice shall serve certified copies of it upon the lien claimant and the Housing Division of the Department of Business and Industry.
2. Upon the filing of the notice of opposition to the lien, the justice of the peace shall schedule a hearing on the notice, which must be held as soon as practicable but not sooner than 5 days after service of the notice. The justice of the peace shall affix the date of the hearing to the notice and order that a copy be served upon the lien claimant within 5 days after the date of the order.
3. The justice of the peace shall either dismiss the objections to the lien claim, declare the lien invalid or declare the amount of the lien if it is different from that described by the lien claimant.
4. After receipt of a notice of opposition to a lien or other notice pursuant to any proceeding to contest the validity of a lien, the Housing Division of the Department of Business and Industry shall not transfer the title to the mobile home or manufactured home that is the subject of the lien until the matter has been adjudicated.
5. This section does not affect the rights of a secured party pursuant to chapter 104 of NRS.

NRS 108.2735 Liens on mobile homes and manufactured homes: Expiration. A lien asserted against a mobile home or manufactured home expires 1 year after it is filed with the Housing Division of the Department of Business and Industry.

NRS 7.285 Unlawful practice of law; criminal penalties; initiation of civil action by State Bar of Nevada.

1. A person shall not practice law in this state if the person:
 - (a) Is not an active member of the State Bar of Nevada or otherwise authorized to practice law in this state pursuant to the rules of the Supreme Court; or
 - (b) Is suspended or has been disbarred from membership in the State Bar of Nevada pursuant to the rules of the Supreme Court.
2. A person who violates any provision of subsection 1 is guilty of:
 - (a) For a first offense within the immediately preceding 7 years, a misdemeanor.
 - (b) For a second offense within the immediately preceding 7 years, a gross misdemeanor.
 - (c) For a third and any subsequent offense within the immediately preceding 7 years, a category E felony and shall be punished as provided in NRS 193.130.
3. The State Bar of Nevada may bring a civil action to secure an injunction and any other appropriate relief against a person who violates this section.
(Added to NRS by 1963, 385; A 1999, 1333)