



# LYON COUNTY COMMUNITY DEVELOPMENT DEPARTMENT

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## GENERAL INFORMATION MANUFACTURED HOMES IN LYON COUNTY

This information is provided to help in preparing applications to obtain the required building permits for **Manufactured Homes on residential lots in unincorporated Lyon County**. Please review this information and the application carefully.

Incomplete applications cannot be accepted and held while missing information is gathered. Incomplete applications inadvertently accepted may be returned.

**Manufactured Homes may be placed and or relocated within the county based on the requirements of Title 15, Chapter 351 of the Lyon County Code. Please refer to that section of the Lyon County Code for more specific information.**

The Nevada Housing Division, Manufactured Housing (DMH) is the primary authority regarding manufactured homes. The DMH requires their own permit before the **state inspector** approves and “safety seals” the set-up of the unit. Regulations for Manufactured Home setup are available from their Carson City office or by visiting their website – [www.mhd.nv.gov](http://www.mhd.nv.gov)

Lyon County requires issuance of permits to install and occupy a Manufactured Home. County building permits are required before the Manufactured Home may be brought onto the lot. Lyon County inspectors review and approve certain aspects of the submittal such as setbacks, utilities, foundations, stairs & landings, conversion to real property and final approval for occupancy.

Manufactured Homes are prohibited within designated historic districts (e.g., Comstock Historic District).

Manufactured Homes may be used as single-family dwellings in most residential zoning districts as long as the home is not more than 6 years old at the time it is moved and if the home is certified under the National Manufactured Home Construction and Safety Standards Act of 1974.

A Manufactured Home can be installed as a residence providing there are no deed restrictions or Covenants Conditions & Restrictions (CC&Rs) that prohibit its placement. Only one (1) residence is allowed per parcel, regardless of the parcel size.

Manufactured Homes require a minimum size of 1,200 sq. ft. and must consist of more than one section for placement within Lyon County. An Administrative Variance (Minor) may be issued concurrently with submittal for a Building Permit, based on lot size/configuration or sq. ft. of other single family residential dwellings within the immediate vicinity that are also smaller than 1200 sq. ft. (NRS 278.02095(2)(a)(5)).

All manufactured homes and factory built housing installed on or after July 1, 1998, that are eligible for conversion under Nevada law, shall be converted to real property pursuant to Nevada Revised Statutes section 361.244. All persons or entities seeking a manufactured home installation permit shall complete an agreement to convert to real property prior to Lyon County issuing the installation permit. The agreement will require that the applicant complete the real property conversion process and that the MH or factory built housing be taxed as real property. Prior to recordation of the Affidavit of Conversion to Real Property and Real Property Notice, Manufactured Homes are taxed separately as Personal Property.

A Manufactured Home can only be occupied as a **residence**. It cannot be permitted as a “**guest house**”, **office or storage building**, etc. A MH can be permitted to serve as a Watchman’s Quarters in an industrial zone (only), Farm Labor Housing or as a temporary residence for Hardship Exceptions, all of which require an administrative variance through the Planning Department.

Manufactured Homes cannot be defined as a **motor home, travel trailer or “tiny home” (recreational vehicles)** all of which are **not** permissible as residences in Lyon County.

A **residence must be the first building** permitted, constructed and approved for occupancy on a residential lot. Permits for accessory buildings can be issued at the same time as the MH permit, but cannot be approved for use prior to final

approval of the residence. Electric service to the lot cannot be authorized by the county inspector prior to receiving approval of the set-up from the state inspector.

Manufactured Homes require a full perimeter concrete foundation to be legally installed (for new homes refer to the manufacturer’s installation requirements to safeguard your warranty). A reinforced concrete (footing-stem wall) foundation must be permitted by the county and then inspected and approved. Full, poured in place, perimeter foundations that meet the prescriptive standards in the 2018 International Residential Code (IRC) do not need to be engineered, although it is recommended. The Building Division may approve a foundation other than a full perimeter foundation, however, the foundation must be designed by a registered Professional Engineer in the State of Nevada in order to demonstrate how the foundation is equal to or greater than a typical perimeter stem wall. The engineer must include Lyon County’s Standard Engineering letter stating the soils, connections, loads have all been considered and meet or exceed the load bearing capacity of a full, poured in place, perimeter foundation similar to that used for any other single-family home. Under Nevada law you may apply as an Owner/Builder if you hold title to the MH (except in Mobile Home Parks where a licensed installation contractor is required by NRS 118B.067).

No application can be accepted unless provisions for **water and sewer services** are addressed. Appropriate will-serve letters from the utility district, a well driller’s contract, septic application with perc test data or evidence of existing utilities, are required. Sewer/water facilities must be on the same lot as the building being served. State law establishes minimum lot sizes that may use a septic system (and an additional reserve leach area is required). Single-family residences cannot “share” a domestic water well.

Electric service (minimum 4-wire, 100A) must be underground to the MH, installed and grounded per 2011 NEC (note: NV requires continuous ground from meter to MH with “neutral” connected to ground only at the meter panel). An outside disconnect within 30 feet of (but **not** fastened to) the MH is required.

Properties accessing county roads or state highways must furnish a copy of the appropriate **access/encroachment permit** from County Road Dept. or NDOT.

Each application must contain two copies of a neatly drawn, fully-dimensioned site plan. The site plan must accurately locate all existing and proposed structures, utilities, driveway, easements, streets, etc. in relation to property lines, setbacks and each other. Also, the lot drainage path is to be indicated by arrows. All buildings must be separated by at least 10 feet. Septic systems must be no closer than 8 feet to any structure, 10 feet from any property line and a minimum 100 feet from any sealed water well (150 feet if well is not sealed).

Lots in FEMA designated **special flood hazard areas** require a Floodplain Development Permit. You must furnish elevation certificates establishing first the design; then a second elevation certificate verifying that the installation results in all components subject to water damage (floor joists, wiring, etc.) are above flood levels per Lyon County Title 15; and a third elevation certificate at finished construction. The MH must be elevated on a permanent foundation and securely anchored to concrete footings (minimum 4 corners) to prevent flotation in the event of a flood. Flow-through vents are normally required. Again, you are encouraged to contact the Building Dept. to discuss minimum anchoring requirements for your specific lot and situation.

Taxes on new dwelling construction and lot development have been adopted for roads, parks and schools. These taxes can amount to \$3,500.00 and are in addition to building permit fees. Effective 7/1/2015 a processing fee of \$25.00 will be charged in addition to building permit fees for each permit that is issued.

EXAMPLE:	MH Installation Permit .....	\$ 500.00 + \$25.00
	Septic Permit.....	160.00 + \$25.00
	Electric Service Permit.....	80.00 + \$25.00
	Park Tax.....1% of price of MH, maximum of.....	1,000.00
	Transportation Tax.....	1,000.00
	School Tax .....	1,600.00
	Concrete Foundation Permit.....	160.00 + \$25.00
	<b>Estimated Permit Cost.....</b>	<b>\$4,600.00**</b>

\*\* Does not include state fees, utility connection fees or road access permits. Updated 1/2022