

# Nevada Manufactured Housing Licensing Practice Exam (Sample)

## Study Guide



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**SAMPLE**

## **Questions**

- 1. What does NRS 489.095 pertain to?**
  - A. Definition of the term 'Dwelling'**
  - B. Requirements for becoming a franchisee**
  - C. Definition of service obligations for general servicepersons**
  - D. Standards for factory-built housing**
- 2. What regulatory aspect is most concerned with inspections?**
  - A. Promoting homeownership**
  - B. Enforcement of regulations**
  - C. Permit issuance**
  - D. Community development**
- 3. What is the term for a court order aimed at stopping a specific action?**
  - A. Order of Silence**
  - B. Cease and Desist**
  - C. Injunction**
  - D. Restraining Order**
- 4. Who is a trustee?**
  - A. Compliance officer of a company**
  - B. Person managing assets for another's benefit**
  - C. Individual providing legal advice**
  - D. Person conducting real estate transactions**
- 5. Which of the following is NOT a requirement outlined in the provided text?**
  - A. Dealer sales confirmation**
  - B. Home insurance procurement**
  - C. Title issuance conditions**
  - D. Ownership transfer endorsements**

- 6. Which of the following is an example of an industry-related organization?**
- A. Community Colleges**
  - B. NRESA (National Real Estate Standards Association)**
  - C. Local School Boards**
  - D. Trade Unions**
- 7. What process is outlined for retrieving funds from the claims account?**
- A. The recovery procedure for claims**
  - B. The procedure for license renewals**
  - C. The process for filing annual reports**
  - D. The guidelines for service complaints**
- 8. What does the term "dispute" indicate in a legal context?**
- A. An agreement between parties**
  - B. A conflict requiring resolution**
  - C. A suggestion or proposal**
  - D. A cooperative effort to solve an issue**
- 9. What is a criminal history petition?**
- A. A request for a refund of fees**
  - B. A request to review eligibility for licensing**
  - C. A complaint about licensing practices**
  - D. A notice of change in criminal status**
- 10. What are mobile home park inspections primarily focused on?**
- A. Annual checks for improvements**
  - B. Routine maintenance assessments**
  - C. Unannounced checks of parks for regulatory compliance**
  - D. Resident satisfaction surveys**

## **Answers**

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- 1. A**
- 2. B**
- 3. C**
- 4. B**
- 5. B**
- 6. B**
- 7. A**
- 8. B**
- 9. B**
- 10. C**

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## **Explanations**

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## **1. What does NRS 489.095 pertain to?**

### **A. Definition of the term 'Dwelling'**

### **B. Requirements for becoming a franchisee**

### **C. Definition of service obligations for general servicepersons**

### **D. Standards for factory-built housing**

The provision outlined in NRS 489.095 specifically addresses the definition of the term 'Dwelling' as it relates to manufactured housing in Nevada. This is important because understanding what constitutes a dwelling is fundamental to interpreting various laws, regulations, and compliance requirements associated with manufactured and modular housing. By establishing a clear definition, NRS 489.095 helps to delineate the legal framework for manufactured dwellings, thereby affecting other areas such as financing, zoning, and construction standards. This clarity is crucial for all stakeholders, including manufacturers, dealers, and homeowners, making it easier to identify the types of structures that fall under the jurisdiction and protections afforded by Nevada's manufactured housing laws. In this context, the other options do not align with the content of NRS 489.095. Choices discussing requirements for franchisees, service obligations for general servicepersons, or standards for factory-built housing pertain to different aspects of the manufactured housing business and regulation in Nevada. Each of those areas has its own governing provisions and requirements separate from the definition focused on in NRS 489.095.

## **2. What regulatory aspect is most concerned with inspections?**

### **A. Promoting homeownership**

### **B. Enforcement of regulations**

### **C. Permit issuance**

### **D. Community development**

The focus on inspections falls squarely within the realm of regulatory enforcement. Inspections are a critical tool used by regulatory bodies to ensure that manufactured housing meets specific safety, construction, and operational standards. By conducting inspections, regulators can verify compliance with laws and regulations, thereby protecting the health and safety of residents. Enforcement of regulations encompasses various activities, one of which is inspecting manufactured homes to confirm that they adhere to applicable codes and standards. This process not only helps identify violations but also ensures that any noncompliance is addressed promptly, thereby maintaining a baseline of quality and safety within the housing market. In contrast, the other choices pertain to aspects that do not directly revolve around the inspection process. Promoting homeownership relates more to policies and programs aimed at making homeownership accessible. Permit issuance involves the administrative process of granting permissions for construction or modifications, and community development focuses on the broader planning and enhancement of neighborhoods and living environments. While these areas are important, they do not directly address the vital function of inspections in the enforcement of housing regulations.

### 3. What is the term for a court order aimed at stopping a specific action?

- A. Order of Silence
- B. Cease and Desist
- C. Injunction**
- D. Restraining Order

The term for a court order aimed at stopping a specific action is "Injunction." An injunction is a legal remedy that can either compel a party to take a specific action or, more commonly, prohibit a party from taking certain actions. This type of order is commonly used in a variety of legal contexts to prevent harm or ensure that a situation remains unchanged until a final determination can be made by the court. While the other options refer to legal concepts related to stopping actions, they don't fully capture the nature of a court order specifically designed to prevent ongoing or future conduct. A "Cease and Desist" typically refers to a letter requesting that an individual or entity stop a specified action, but it may not carry immediate legal weight like an injunction. A "Restraining Order" is a specific type of injunction often used in domestic situations to prevent one individual from contacting or coming near another, but it is narrower in scope compared to a general injunction. The "Order of Silence" is not a recognized legal term in this context. Thus, the most encompassing and accurate term for a court order stopping a specific action is indeed "Injunction."

### 4. Who is a trustee?

- A. Compliance officer of a company
- B. Person managing assets for another's benefit**
- C. Individual providing legal advice
- D. Person conducting real estate transactions

The role of a trustee is specifically defined as an individual or entity that manages assets for the benefit of another person or group, often referred to as the beneficiary. This fiduciary responsibility involves the obligation to act in the best interests of the beneficiaries, ensuring that the assets are managed prudently and in accordance with the terms set forth in a trust agreement. A trustee has a legal and ethical duty to protect the interests of the beneficiaries and handle the assets with care and integrity. This role differs from those of a compliance officer, who is focused on adhering to laws and regulations within an organization; an individual providing legal advice, who offers guidance based on legal principles; and someone conducting real estate transactions, who specializes in property dealings. Each of these other roles carries its own responsibilities and areas of expertise that do not encompass the fiduciary nature of the trustee's duties.

**5. Which of the following is NOT a requirement outlined in the provided text?**

- A. Dealer sales confirmation**
- B. Home insurance procurement**
- C. Title issuance conditions**
- D. Ownership transfer endorsements**

In the context of Nevada manufactured housing licensing, the procurement of home insurance is not typically a regulatory requirement included in the licensing process or the operational guidelines for dealers. While obtaining insurance is certainly important for protecting one's investment and ensuring compliance with various financing conditions, it is often categorized as a personal or financial responsibility rather than a regulatory requirement imposed by the state. On the other hand, dealer sales confirmation, title issuance conditions, and ownership transfer endorsements are integral parts of the process involved in selling and owning manufactured homes. These elements ensure proper documentation is maintained, legal ownership is transferred cleanly, and compliance with state regulations is upheld, which are critical for operating within the manufactured housing industry in Nevada.

**6. Which of the following is an example of an industry-related organization?**

- A. Community Colleges**
- B. NRESA (National Real Estate Standards Association)**
- C. Local School Boards**
- D. Trade Unions**

The National Real Estate Standards Association (NRESA) is a prime example of an industry-related organization because it focuses specifically on developing and promoting standards for real estate practices. Such organizations are established to influence the industry, provide guidelines, and foster improvements in practices that directly relate to their field. In contrast, community colleges primarily focus on education and training across various disciplines, which may not be directly tied to the manufactured housing industry. Local school boards are responsible for overseeing public education within their communities and do not typically engage in the specific activities of the manufactured housing sector. Trade unions, while important and industry-specific in their own right, are more focused on labor rights and negotiations rather than on setting standards or guidelines for the industry as a whole. Thus, NRESA stands out as it directly addresses issues relevant to real estate, including manufactured housing, establishing it as an essential organization in this context.

**7. What process is outlined for retrieving funds from the claims account?**

- A. The recovery procedure for claims**
- B. The procedure for license renewals**
- C. The process for filing annual reports**
- D. The guidelines for service complaints**

The process for retrieving funds from the claims account is specifically related to the recovery procedure for claims. This procedure is important because it provides a defined method for individuals or entities to access funds that are meant to cover losses or damages they may have incurred in relation to manufactured housing. It typically outlines the steps that need to be followed, the documentation required, and any timelines that must be adhered to in order to successfully claim the funds. The other options, while relevant to the broader context of manufactured housing regulation and management, do not pertain to the direct retrieval of funds from the claims account. License renewals concern maintaining the validity of a license rather than accessing funds. Filing annual reports relates to compliance and financial disclosures, which is separate from claiming funds. Guidelines for service complaints focus on the process for addressing grievances rather than the financial recovery process. Thus, the choice of the recovery procedure for claims is the appropriate answer as it directly addresses the question of fund retrieval from the claims account.

**8. What does the term "dispute" indicate in a legal context?**

- A. An agreement between parties**
- B. A conflict requiring resolution**
- C. A suggestion or proposal**
- D. A cooperative effort to solve an issue**

In a legal context, the term "dispute" refers to a conflict or disagreement between parties that necessitates resolution. This conflict might arise from various situations, such as contractual disagreements, property issues, or any instance where the rights or obligations of the parties involved are at odds. A dispute typically indicates that there are differing viewpoints or claims that cannot be reconciled without intervention, whether through negotiation, mediation, arbitration, or litigation. Understanding that a dispute requires resolution helps clarify the importance of legal frameworks and processes that facilitate conflict resolution. This highlights the role of courts, arbitrators, and mediators in addressing disputes, ensuring that parties can reach a fair outcome based on the facts and applicable laws. The other terms in the question, while related to interaction between parties, do not encapsulate the essential meaning of "dispute." An agreement reflects a consensus, a suggestion or proposal implies an idea that has yet to be accepted, and a cooperative effort suggests a collaborative approach to problem-solving, none of which convey the inherent conflict that a dispute entails.

## 9. What is a criminal history petition?

- A. A request for a refund of fees
- B. A request to review eligibility for licensing**
- C. A complaint about licensing practices
- D. A notice of change in criminal status

A criminal history petition is specifically a request to review eligibility for licensing, particularly in the context of manufactured housing and similar industries. This process is crucial because many professions and licenses, including those related to manufactured housing, require individuals to disclose any criminal history that could affect their ability to obtain or maintain a license. In situations where a potential licensee has a criminal background, the criminal history petition allows them to formally request that the licensing authority evaluate their eligibility based on the specifics of their criminal record. This can include factors such as the nature of the crime, how long ago it occurred, and evidence of rehabilitation. By submitting this request, individuals can seek clarification on whether their past will hinder their ability to be licensed, and they may potentially have the opportunity to address any concerns raised by the authorities. The other options do not capture the essence of a criminal history petition. A request for a refund of fees pertains to financial matters, a complaint about licensing practices addresses operational grievances without seeking eligibility, and a notice of change in criminal status simply informs authorities of updates rather than requesting a review of eligibility. Therefore, understanding the function of a criminal history petition is essential for anyone involved in the licensing process within the manufactured housing context in Nevada.

## 10. What are mobile home park inspections primarily focused on?

- A. Annual checks for improvements
- B. Routine maintenance assessments
- C. Unannounced checks of parks for regulatory compliance**
- D. Resident satisfaction surveys

Mobile home park inspections are primarily focused on unannounced checks of parks for regulatory compliance. This means the inspections are conducted to ensure that parks adhere to state and local laws and regulations governing health, safety, and the overall operation of the park. Compliance with these regulations is crucial for maintaining safe living conditions for residents and upholding the park's standards. Inspectors may assess various aspects, such as the condition of facilities, availability of services, and adherence to safety codes. The unannounced nature of these inspections is vital because it allows inspectors to observe the park's operations as they occur in real-time, ensuring that park owners and managers maintain regulatory compliance consistently rather than just preparing for scheduled visits. While annual checks for improvements, routine maintenance assessments, and resident satisfaction surveys are important activities, they do not capture the primary objective of inspections, which is to enforce regulations and ensure compliance to protect residents' welfare.