

5/8/2016 Supplement 2.

## Manufactured Homes, Modular Homes, and Mobile Homes

The following information on Manufactured Homes, Modular Homes, and Mobile Homes was gathered on **5/4/2016**, there are several links in the document that you may click on to get additional information from a web site.

### For Information on: Manufactured Homes Minnesota

MN Manufactured Housing Association  
1540 Humbolt Avenue, Ste 205  
West St Paul, MN 55118-3401  
(651) 450-4700  
FAX (651) 450-1110

**(On any link in this document, you can hover over the link with your mouse, press and hold the “ctrl” key on your keyboard and click with your mouse while holding down the “ctrl” key.)**

Information From Wikipedia, the free encyclopedia:  
[https://en.wikipedia.org/wiki/Manufactured\\_housing](https://en.wikipedia.org/wiki/Manufactured_housing)

According to the Manufactured Housing Institute’s National Communities Council (MHINCC), *manufactured homes*<sup>[2]</sup> are homes built entirely in the factory under a federal building code administered by the U.S. Department of Housing and Urban Development (HUD). The Federal Manufactured Home Construction and Safety Standards (commonly known as the HUD Code) went into effect June 15, 1976. Manufactured homes may be single- or multi-section and are transported to the site and installed.

The MHINCC distinguishes among several types of *factory-built housing*: manufactured homes, [modular homes](#), panelized homes, [pre-cut homes](#), and [mobile homes](#).

From the same source, *mobile home* "is the term used for manufactured homes produced prior to June 15, 1976, when the HUD Code went into effect."<sup>[2]</sup> Despite the formal definition, *mobile home* and *trailer* are still common terms in the United States for this type of housing.

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### Information from the US Department of Housing and Urban Development

[http://portal.hud.gov/hudportal/HUD?src=/program\\_offices/housing/ramh/mhs/faq](http://portal.hud.gov/hudportal/HUD?src=/program_offices/housing/ramh/mhs/faq)

### What is a manufactured home?

A manufactured home (formerly known as a mobile home) is built to the Manufactured Home Construction and Safety Standards (HUD Code) and displays a red certification label on the exterior of each transportable section. Manufactured homes are built in the controlled environment of a manufacturing plant and are transported in one or more

sections on a permanent chassis.

**What is the difference between manufactured and modular homes?** Manufactured homes are constructed according to a code administered by the U.S. Department of Housing and Urban Development (HUD Code). The HUD Code, unlike conventional building codes, requires manufactured homes to be constructed on a permanent chassis. Modular homes are constructed to the same state, local or regional building codes as site-built homes. Other types of systems-built homes include panelized wall systems, log homes, structural insulated panels, and insulating concrete forms.

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## **Manufactured Home Law & Legal Definition**

<http://definitions.uslegal.com/m/manufactured-home/>

The Manufactured Housing program is a national program established to protect the health and safety of the owners of manufactured (mobile) homes. Under the program HUD issues, monitors, and enforces federal manufactured home construction and safety standards. HUD's authority is granted under The National Manufactured Housing Construction and Safety Standards Act of 1974, 42 U.S.C. 5401 et seq.; 24 CFR Part 3280 and Part 3282.

A manufactured home is defined by the regulations of the Department of Housing and Urban Development (HUD) as housing that is essentially ready for occupancy upon leaving the factory and being transported to a building site. Other factory build homes, that require a significant amount of construction on site before they are ready for occupancy do not fall under the HUD definition. The following is a portion of a federal statute defining manufactured homes:

"Manufactured home" means a structure, transportable in one or more sections, which, in the traveling mode, is eight body feet or more in width or forty body feet or more in length, or, when erected on site, is three hundred twenty or more square feet, and which is built on a permanent chassis and designed to be used as a dwelling with or without a permanent foundation when connected to the required utilities, and includes the plumbing, heating, air-conditioning, and electrical systems contained therein; except that such term shall include any structure which meets all the requirements of this paragraph except the size requirements and with respect to which the manufacturer voluntarily files a certification required by the Secretary and complies with the standards established under this chapter"

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**For Information on:  
Modular Homes Minnesota**

Building Codes & Standards Division  
Dept of Labor & Industry  
443 Lafayette Road North  
St Paul, MN 55155  
<http://www.dli.mn.gov/cclld/codes.asp>  
(651) 284-5068  
FAX (651) 284-5749

**From Wikipedia, the free encyclopedia**  
[https://en.wikipedia.org/wiki/Modular\\_building](https://en.wikipedia.org/wiki/Modular_building)

**Modular buildings** and **modular homes** are sectional [prefabricated buildings](#), or [houses](#), that consist of multiple sections called modules. "Modular" is a method of construction differing from other methods (e.g. "[stick-built](#)" and other methods such as [off-site construction](#)). The modules are six sided boxes constructed in an exterior (sometimes, remote) facility, then delivered to their intended site of use. Using a [crane](#), the modules are set onto the building's foundation and joined together to make a single building. The modules can be placed side-by-side, end-to-end, or stacked, allowing a wide variety of configurations and styles in the building layout.

Modular buildings, also called prefabricated buildings, differ from [mobile homes](#), which are also called manufactured homes, in two ways. First, modular homes do not have axles or a frame, meaning that they are typically transported to their site by means of flat-bed [trucks](#). Secondly, modular buildings must conform to all local building codes for their proposed use, while mobile homes, made in the United States, are required to conform to federal codes governed by HUD ([U.S. Department of Housing and Urban Development](#)).<sup>[1]</sup> There are some residential modular buildings that are built on a [steel frame](#) (referred to as on-frame modular) that do meet local building codes and are considered modular homes, rather than mobile homes.

### **Modular homes vs. mobile homes**

Differences include the building codes that govern the construction, types of material used and how they are appraised by banks for lending purposes. The codes that govern the construction of modular homes are exactly the same codes that govern the construction of site-constructed homes. In the United States, all modular homes are constructed according to the [International Building Code](#) (IBC), IRC, BOCA or the code that has been adopted by the local jurisdiction.

### **Recognizing a mobile or manufactured home**

A mobile home should have a small metal tag on the outside of each section. If you cannot locate a tag, you should be able to find details about the home in the electrical panel box. This tag should also reveal a manufacturing date.<sup>[10]</sup> Modular homes do not have metal tags on the outside but will have a data plate installed inside the home,

usually under the kitchen sink or in a closet. The data plate will provide information such as the manufacturer, third party inspection agency, appliance information, and manufacture date.

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<http://definitions.uslegal.com/m/modular-home/>

**Modular homes** are homes that are built in sections in a factory and then transported to a building site on truck beds, then joined together by local contractors. Modular homes are built to conform to all state, local or regional building codes at their destinations. Local building inspectors are responsible for verifying that a modular home's structure meets requirements and that all finish work is done properly. Modular homes are sometimes less expensive per square foot than site built houses, but may endure and increase in value if properly constructed.

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## Mobile Homes

<http://definitions.uslegal.com/m/mobile-homes/>

### Mobile Homes Law & Legal Definition

**Mobile Home** is defined as "a detached residential dwelling unit designed for transportation after fabrication on streets or highways on its own wheels or a flatbed or other trailer, and arriving at the site where it is to be occupied as a dwelling complete and ready for occupancy except for minor and incidental unpacking and assembly operations, location on jacks or other temporary or permanent foundations, connections to utilities, and the like. A travel trailer is not to be considered a mobile home." See *Greene County v. N. Shore Resort*, 238 Ga. App. 236, 237 (Ga. Ct. App. 1999)

A mobile home may be defined as a movable or portable dwelling built on a chassis, connected to utilities, designed without a permanent foundation, and intended for year-round living. Mobile homes and the land used for mobile home park purposes have seen increasing demand and therefore, the need for laws governing their sale, lease, utilities, recreational facilities, parks, etc., has also risen.

A lease of space within a mobile home park is similar to a general residential lease, except that the contract specifies that the residence is not affixed to the land and is the property of the tenant. Additionally, many mobile home parks provide recreational areas and facilities for use of park residents, and the rights of the residents to use the facilities are generally set forth in the lease. Extra charges which are not illegal under state or federal discrimination laws may be assessed.

State laws, which vary by state, govern operations of mobile home parks and the rights and remedies of the parties. For example, RV parks may limit the size of vehicles. Such laws often define the rights of the mobile home park owner to evict tenants. The most common remedy for a failure to pay rent is a contract action to recover money damages. A landlord's lien against the property may also be sought, however, it may be subject to

a prior security interest. Local laws should be consulted for specific requirements in your area.