

# KNOW THE DIFFERENCE: HUD CODE VS. STATE CODE



	MANUFACTURED HOMES	MODULAR HOMES	SITE BUILT HOMES
GOVERNING CODE	HUD Code	State & Local Building Codes	State & Local Building Codes
APPROVAL & INSPECTIONS	HUD-certified factory inspection only	State/third-party factory inspection + local inspections on-site	Local inspections on-site only
FOUNDATION	Permanent <b>chassis</b> (steel frame)	Set on <b>permanent</b> foundation (slab, crawlspace, or basement)	Built on <b>permanent</b> foundation (slab, crawlspace, or basement)
FINANCING & APPRAISAL	Often financed as <b>personal property</b> (chattel) unless converted to real estate	Financed as <b>real property</b> , appraised same as site-built	Financed as <b>real property</b> , appraised traditionally
DURABILITY (WIND & SNOW LOADS)	Must meet <b>HUD</b> baseline (can be lower than state/local code)	Must meet the same state/local wind, snow, seismic, and energy codes as site-built	Must meet state/local wind, snow, seismic, and energy codes
CUSTOMIZATION	Limited floorplan & finish options	Highly customizable (plans, finishes, elevations)	Fully customizable
TIMELINE	Factory completion is fast (weeks), but limited by HUD placement rules (zoning, land use).	<b>Months</b> , not years; factory + on-site set	<b>12-24 months</b> typical
MARKET VALUE	Perceived as lower value; may depreciate faster than real property.	Treated as <b>equal to site-built</b> in value	Traditional, full market value