

PLANNING AND DEVELOPMENT SERVICES

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Date: October 31, 2022
Effective Date: October 31, 2022
To: Valued Customers
From: Steve Bell, CBO, Building Official

IMPORTANT NOTICE Bulletin # 2022-0002

Subject: Mobile and Manufactured Homes Guidance for Customers

The following is a summary of requirements from Sarasota County, the State of Florida, and the federal government (FEMA and HUD) for mobile/manufactured homes and is not intended to be an all-inclusive document of all statutes and regulations.

- All work on a mobile/manufactured home, regardless of whether a permit is required, must be performed by a Florida licensed contractor or the home's owner under the owner/contractor exemption.
- Mobile home setups and tie-down can only be performed by a Florida licensed mobile/manufactured home installer. Owners are prohibited by state statute from performing this work.
- Sarasota County requires a building permit for the following:
 - Set-up or tie-down of all new or used mobile/manufactured homes
 - All site-built Additions (including stairs, ramps, etc.)
 - Alterations to site-built additions
 - Storage sheds (attached and detached) and/or any site-built improvements
 - Carports or Garages
 - Roof-overs
 - A/C installations or changeouts
 - Electrical wiring replacements
- For work on the mobile/manufactured home itself (as it came out of the factory) the following requirements apply:
 - Sarasota County does not require a permit for FLHMVS Level 1 repairs performed individually (see following page for examples); however, if multiple Level 1 repairs are performed at the same time then a mobile home alteration permit is required.
 - Sarasota County does require a permit application for work on a mobile/manufactured home that meets the FLHMVS Level 2 or Level 3 guidelines (see following page for examples).
 - Plans are required to be submitted.
 - If in a Flood Zone (based on the effective FEMA maps in force as of date of permit application), either an elevation certificate or Substantial Damage (50% Rule) paperwork will be required and a Flood review will be performed.
- Elevating a mobile/manufactured home requires a mobile/manufactured home replacement permit. Reminder that setups and tie-down can only be performed by a Florida licensed mobile/manufactured home installer. Owners are prohibited by state statute from performing this work.