

MOBILE AND MANUFACTURED HOME DEFINED

Courtesy of Paige Mayercik, Manager, Paramount Title Services, Cookeville TN

What is a Mobile Home?

A mobile home is a factory-built home constructed before July 1976 when the HUD code took effect.

What is a Manufactured Home?

A manufactured home is a factory-built house built after the HUD code and meets national minimum regulations.

What is the difference between mobile and manufactured homes?

The most popular mobile homes are single wides and double wides but triple wides are gaining interest. The age and size of a mobile home will determine how many states classify and title your home.

Mobile homes can be set up on a lot, with wheels still attached, but you can also install the home permanently on your real estate lot and permanently affix it to the property. There are benefits to permanently installing a mobile home such as tax and appreciation.

What is a Manufactured Home?

Going back to the definition: A manufactured home is a factory-built house built after the HUD code and meets national minimum regulations.

Some homes built a year or so before the date of the HUD code may meet the code because builders had a couple of years to prepare for the regulations. The HUD code made the homes safer, stronger and more energy efficient and created national regulations that all builders had to meet.



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