



WHY YOUR STATE SHOULD ADOPT THE MODEL MANUFACTURED HOUSING ACT (2012)

Most state laws are outdated because they have not kept pace with the evolution of manufactured housing. Modern manufactured homes are comparable to traditional site-built homes and, at the homeowner's option, should be subject to the law of real property rather than the law of personal property such as automobiles and trailers. The Model Manufactured Housing Act (MMHA) modernizes the law surrounding manufactured homes.

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- The MMHA provides a clear and simple procedure for owners to classify a home as real property: 1) Locate the home on a parcel of land, and 2) file a certificate of location with the recording office in the jurisdiction where the home is located.
- Reclassification of manufactured homes as real property allows qualified purchasers to obtain less-expensive mortgage financing.
- Enacting the MMHA should result in greater availability of credit for manufactured home buyers because there is a secondary market for mortgage loans on manufactured homes classified as real property, but not for chattel loans on manufactured homes classified as personal property.
- The MMHA gives manufactured home owners the same legal rights as site-built home owners, including homestead and marital property rights.
- The MMHA requires manufactured home dealers to disclose the reclassification option at the time of sale, and prohibits dealers from steering a purchaser to a more expensive loan.
- The MMHA is coordinated with the Uniform Commercial Code and other uniform laws.
- The MMHA provides a uniform regulatory system for the manufactured housing industry, clearly defining the rights and obligations of owners, manufacturers, dealers, and lenders in all states that enact it.