

Manufactured Housing

MANUFACTURED HOME LEGAL RESIDENCE

Ownership of the land is **not** a requirement for the owner of a manufactured home to apply for legal residence. For example, you may be renting a space in a manufactured home park or have a lease on land. To qualify you must meet the same requirements as other property owners. The most **important requirement** being that the manufactured home is **titled in your name** at the time you make application. (see [Legal Residence](#))

MANUFACTURED HOME TRANSFERS

Transfers will be made by copy of title only. Form 400 - Application for Title to SC Highway Department will not be accepted as proof of ownership.

If we have a request for transfer by the new owner, we will leave the name of the former owner as owner of record until such time as the proof of ownership has been satisfied. The record will be changed to show new owner as in care of (c/o) address. For example:

Mr. Former Owner
C/o Mrs. New Transfer Owner

If transferred by deed, we will still need a copy of the title in the new owner's name unless a copy of the title is an attachment to the deed. In the meantime, we will leave in the name of the former owner in care of (c/o) the new owner.

MANUFACTURED HOME LICENSING/DECAL

A manufactured home license issued by the Building Department agent shall be valid until title to such manufactured home is transferred to a new owner or until the manufactured home is relocated. The license shall be evidenced by a decal to be delivered to the owner or his agent on a form as shall be prescribed by the Department of Revenue and shall be displayed on the manufactured home so as to be clearly and readily visible from the outside. The fee shall be collected by the Building Department who issues the license. Even if the manufactured home stays in the same location, the new owner is required to license the manufactured home with the Building Department.

TAXES DUE WHEN OWNERSHIP CHANGE OR MOVING MANUFACTURED HOME

Any time a manufactured home is to be moved out of the county (including repossessions), taxes for the current year are to be paid. No landfill fee is charged if moved prior to July 1. However, the fire charges do apply regardless of the date moved. If delinquent taxes are due, they too, must be satisfied before a moving permit will be issued. If a licensed manufactured home dealer moves a manufactured home to their sales lot outside the county (either through trade-in, repossession or other circumstances), the same guidelines apply to the dealer.

See S. C. Code of Laws Chapter 17 Mobile Homes and House Trailers. Article 3 Licensing of Mobile Homes for more information at:

<http://www.scstatehouse.gov/code/title17.php>