

Department of Labor and Industry — a trusted resource utilized by employees and employers

OFFICE MEMORANDUM: Manufactured Home Bulletin #39

DATE: April 3, 2009

TO: Manufactured Home MN licensed dealers, licensed installers, licensed manufacturers, Building Officials, and Manufactured Home Park Owners.

FROM: Construction Codes & Licensing Division, Manufactured Structures Section

PHONE: 651.284.5092

SUBJECT: Manufactured home installations and re-installations in a licensed manufactured home park.

The Construction Codes and Licensing Division (CCLD) has received inquiries from manufactured home parks and building officials asking if a owner/occupant of a manufactured home would be allowed to install their owned manufactured home in a licensed manufactured home park. CCLD has developed an interpretation based on review of the contractor/manufactured home installer license statutes and current installation standards.

Minnesota Statute (MS) 326B.805, subdivision 1, requires a person to be licensed who meets the definition of a residential building contractor, residential remodeler, residential roofer, or manufactured home installer.

MS 326B.805, subdivision 6, exempts from license requirements the owner of residential real estate who builds or improves any structure on residential real estate, if the building or improving is performed by the owner's bona fide employees or by the individual owners personally.

In a manufactured home park the titled owner of the home does not own the real estate that the home is installed or to be installed upon. Some licensed manufactured home parks have established park rules requiring that a MN licensed manufactured home installer is required to install or re-install a manufactured home. The parks have instituted these rules as a safety issue in protecting the infrastructure of the park. The parks concern is that a homeowner without the proper training could cause damage to electrical, cable, water, sewer, or gas lines. The parks are also concerned that drainage on the lots be handled in a proper manner that individual homeowners may not properly address if allowed to do their own installations or re-installations. New minimum Federal installation standards also address issues of drainage and utility connections which are required to be addressed in the installation of manufactured homes.

It is the opinion of the CCLD that a manufactured home installed or re-installed in a licensed manufactured home park, would be required to be installed by a MN licensed manufactured home installer. A home owner/occupant of a manufactured home to be installed or re-installed on real estate owned by that person may install their own manufactured home after obtaining the proper permits and inspections from the local authority having jurisdiction (LAHJ).

Electrical repairs or wiring to a home in a manufactured home park must be performed by a MN licensed electrical contractor based on MS 326B.31, subdivision 31, which defines an owner as an individual who physically performs electrical work on premises the individual owns and actually occupies as a residence. On private property – real estate owned and occupied by the manufactured home owner, electrical work may be completed by the owner if proper permits and inspections are obtained by from the LAHJ.

In a park or on residential real estate, an owner/occupant may construct their own exterior decks, stairs, or landings, skirt their homes, erect a storage shed, or repair or remodel their manufactured home by obtaining the proper permits and inspections from the LAHJ as per state rules. Owner/occupants in a manufactured home park may be prohibited by individual park rules from performing these items and shall check with the park management prior to obtaining permits and inspections from the LAHJ.

For questions concerning the installation of manufactured homes in a licensed manufactured home park please contact CCLD at 651.284.5092.
