

IRMLS DEFINITION MOBILE, MANUFACTURED AND MODULAR HOMES

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These terms are frequently misunderstood. The following definitions are intended to help users understand the differences in the terms. Mobile/Manufactured Homes do not qualify for inclusion in the MLS because they are taxed as personal property by the State of Indiana. The MLS is for the sale/lease of real property only. The Mobile/Manufactured home can be included in the MLS if the land the mobile/Manufactured sits on is for sale.

Mobile Homes (IRMLS Property Type = Mobile/Manufactured)

A mobile home is a factory-built home that was built before June 15, 1976, and not built to a uniform construction code. HUD Code was established in June 1976.

Manufactured Homes (IRMLS Property Sub-type = Mobile/Manufactured)

A manufactured home (formerly known as a mobile home) is built to the Manufactured Home Construction and Safety Standards (HUD Code) and displays a red certification label on the exterior of each transportable section. Manufactured homes are built in the controlled environment of a manufacturing plant and are transported in one or more sections on a permanent chassis.

Modular Homes (IRMLS Property Sub-type = Site Built)

Modular homes are constructed to the same state, local or regional building codes as site-built homes. Other types of systems-built homes include panelized wall systems, log homes, structural insulated panels, and insulating concrete forms.

What is the difference between Mobile and Manufactured Homes? The terms describe the same type of construction but the term Mobile is used for a property built before June 15, 1976. Manufactured is used to describe a home built after June 15, 1976.

What is the difference between Manufactured and modular homes? Manufactured homes are constructed according to a code administered by the U.S. Department of Housing and Urban Development (HUD Code). The HUD Code, unlike conventional building codes, requires manufactured homes to be constructed on a permanent chassis. Modular homes are built in a controlled environment under local, state and regional building codes. Modular construction is treated the same as homes built entirely on the building site for financing and appraising.

IRMLS treats Modular construction the same as a home built entirely on the building site.