

**TITLE TO MANUFACTURED HOUSING OR  
MOBILE HOMES**

2006 GENERAL SESSION

STATE OF UTAH

**Chief Sponsor: Thomas V. Hatch**

House Sponsor: Michael E. Noel

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**LONG TITLE**

**General Description:**

This bill modifies the Motor Vehicle Act by amending title provisions related to manufactured housing or mobile homes.

**Highlighted Provisions:**

This bill:

► provides that a manufactured home or mobile home that has been converted to real property is not subject to titling in this state if:

- the home is permanently affixed to real property;
- the home is taxed as an improvement to real estate by the county assessor; and
- the manufacturer's identification number is included in the deed or loan recorded with the county recorder; and

► makes technical changes.

**Monies Appropriated in this Bill:**

None

**Other Special Clauses:**

None

**Utah Code Sections Affected:**

AMENDS:

**41-1a-506**, as last amended by Chapter 47, Laws of Utah 2005



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29 *Be it enacted by the Legislature of the state of Utah:*

30 Section 1. Section **41-1a-506** is amended to read:

31 **41-1a-506. Exceptions to title requirements for manufactured homes or mobile**  
32 **homes.**

33 (1) Each manufactured home or mobile home in this state is subject to the titling  
34 provisions of this part except:

35 (a) manufactured homes and mobile homes owned and operated by the federal  
36 government; and

37 (b) manufactured homes and mobile homes that have been converted to real property  
38 under Section 70D-1-20 if:

39 (i) (A) an Affidavit Of Mobile Home Affixture has been issued by the division for that  
40 home; and

41 [(it)] (B) the home is permanently affixed to real property[-]; or

42 (ii) (A) the home is permanently affixed to real property;

43 (B) the home is taxed as an improvement to real estate by the county assessor; and

44 (C) the manufacturer's identification number is included in the deed or loan recorded  
45 with the county recorder.

46 (2) A manufactured home or mobile home previously converted to real property but  
47 that has been separated from the real property is subject to the titling provisions of this part  
48 upon separation.

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**Legislative Review Note**  
**as of 12-7-05 3:10 PM**

Based on a limited legal review, this legislation has not been determined to have a high probability of being held unconstitutional.

**Office of Legislative Research and General Counsel**

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**Fiscal Note**  
**Bill Number SB0107**

**Title to Manufactured Housing or Mobile Homes**

*14-Jan-06*

*8:08 PM*

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**State Impact**

No fiscal impact.

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**Individual and Business Impact**

Affected individuals would not be subject to titling fees.

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**Office of the Legislative Fiscal Analyst**