



Modular Home -VS- Manufactured Homes

When you are buying a home, you might hear the terms modular homes, manufactured homes and site built homes. It's important to understand how these structures differ, no matter whether you are purchasing an existing house or plan to build on land that is subject to restrictions. The differences can affect a house's price and its resale value, and even dictate whether or not it can be built or placed on your land.

Industrialized housing means a factory fabricated transportable building consisting of units designed for incorporation into a permanent structure at a building site on a permanent foundation to be used for residential purposes; also known as a modular home. A modular home shall be certified by the manufacturer to meet the approval of the state commissioner of community affairs and to meet the same building code requirements as a site-built home within the state. An industrialized housing unit is a single-family dwelling and its placement in a residential district must meet or exceed the appearance standards as provided in section 34-522.

Industrialized housing may not be zoned out by local jurisdictions.

Modular Homes

- They are built in sections at a factory.
- They are built to conform to all state, local or regional building codes at their destinations.
- Sections are transported to the building site on truck beds, or removable frames then joined together by local contractors. (The Dept of Common Affairs does not allow framed modular homes within the county.)
- Local building inspectors check to make sure the structure meets requirements and that all finish work is done properly.
- Modular homes are sometimes less expensive per square foot than site built houses.
- A well-built modular home should have the same longevity as its site-built counterpart, increasing in value over time.

Manufactured Homes

- Formerly referred to as mobile homes or trailers.
- Manufactured homes are built in a factory.
- They conform to a federal building code, called the HUD code, rather than to building codes at their destinations.
- They are built on a non-removable steel chassis.
- Sections are transported to the building site on their own wheels.
- Multi-part units are joined at their destination.
- Segments are not always placed on a permanent foundation, making them more difficult to re-finance.
- Building inspectors check the work done locally (electric hook up, etc.) but are not required to approve the structure.
- Manufactured housing is generally less expensive than site built and modular homes.
- Manufactured homes sometimes decrease in value over time.

What does this mean to you?

- Communities generally have no restrictions against traditional, site built homes. Many developments do set minimum size requirements and stipulate you must build a house that conforms to the guidelines of the restrictive covenants or be approved by an architectural review committee.
- Most developments allow modular homes. Some do not, but in those cases the restrictions seem to have been imposed because of an ongoing confusion between the definitions of modular and manufactured housing.
- Restrictive covenants and deed restrictions often exclude manufactured homes and modular homes.
- Investigate restrictions thoroughly before purchasing a manufactured or modular home.

If you have any questions or concerns, please call
The Planning & Zoning Department at (706) 359-5522.