



Notice to Manufactured Home Buyers

The state of Ohio has adopted laws and rules that regulate the installation of manufactured homes and the installation of foundations (base support systems) for manufactured homes. As a purchaser of a manufactured home, you need to be aware of these laws and rules. The Ohio Department of Commerce has authority to implement and enforce these laws pursuant to Ohio Revised Code (O.R.C.) Section 4781.

The following is a list of some of the requirements with which owners must comply regarding the installation of a manufactured home.

1. All homes must be installed by an installer licensed by the Department's Division of Industrial Compliance (DIC). An installer is broadly defined as the supervisor on the following types of work: foundations, footings, set-up, connections, hook-up, blocking, tie down, securing, supporting, installing steps, installing skirting, making electrical, plumbing or mechanical connections, or providing consultation or supervision for any of these activities on manufactured homes. The licensed installer accepts responsibility for the installation of the manufactured home. **Unlicensed persons are prohibited from installing a manufactured home in the state of Ohio.**
2. All foundations for new installations of manufactured homes **MUST** be installed under the supervision of an installer licensed by DIC. The licensed installer assumes responsibility for the installation of the foundation. **Unlicensed persons are prohibited from installing foundations for manufactured homes without the knowledge and approval of the licensed installer.**
3. Homeowners may perform their own installation work under the following conditions:
 - The manufactured home must be your own personal residence;
 - The manufactured home must be on your own private property;
 - The manufactured home cannot be located in a manufactured home park; and
 - You, the homeowner, must physically do the work; you may NOT hire unlicensed people to do the work for you.

****NOTICE**** Homeowners who do their own installation and/or foundation assume the entire responsibility for the installation and **may lose protections offered by the state of Ohio.** **O.R.C. § 4781.11(B) states that the homeowner who does their own work is** "not entitled to claim any right or remedy or to bring a cause of action under this chapter," which includes the dispute resolution program.

4. The installation requirements for ALL manufactured homes in the state of Ohio state that:
 - Installation permits shall be obtained in advance of any work, including homes installed by homeowners. **All permit and inspection fees must be paid prior to any work or inspections being performed.**

- Manufactured homes must be installed in accordance with the Ohio Manufactured Homes Installation Standards, including homes installed by homeowners. See Ohio Administrative Code 4781.6.
- All work must be inspected, including homes installed by homeowners. The law requires a minimum of three inspections:
 - a. Footing Inspection (an open hole inspection done prior to concrete being poured);
 - b. Electrical Inspection (prior to electrification by a power company); and
 - c. A Final Inspection (once the home is installed, completed and all utilities are connected). **The final inspection MUST be completed and approved, and the DIC inspection seal affixed before the homeowner is permitted to occupy the home.** Premature occupancy may result in additional inspection fees.
- All permits, inspections and inspection seals must be issued and performed by the local authority having jurisdiction.
- **Unlicensed persons shall not contract to install manufactured homes or install foundations for manufactured homes.**

If you have any questions regarding the installation of manufactured homes in Ohio, contact your retailer or park operator, or DIC at or 614-644-2223 or ic@com.ohio.gov.