

Important New Requirements for Counties Concerning Tax Sales of Manufactured Homes

The South Carolina Legislature passed a law at the end of the 2006 session that will put in place new procedures for the tax sales of manufactured homes.

The bill that was passed, S.1245, provides 45 days notice to the lienholder of a manufactured home prior to the tax sale of the home. This is similar to the new requirements for site-built home passed earlier in the session.

The new law also allows lienholders to submit to counties a “collateral list” of the homes they hold liens on in that particular county. This collateral list will make it easier for counties to determine if a lien exists prior to the tax sale.

Help for Building Officials: New State Guidance About Repairs to Manufacture Homes

The South Carolina Manufactured Housing Board has issued a new policy letter that makes life a little easier for building officials. The new policy states that any repairs or alterations to a manufactured home must be made to the current edition of the International Residential Code. The only exception is for repairs made by a qualified manufacturer’s technician during the warranty period. The Board’s letter also states what licenses are acceptable for making repairs.

In the past, there was no concrete rule about what building code to go by for repairs or alterations. Manufactured homes are built to the federal HUD code, whereas site-built homes are built to the IRC. Mobile homes (homes built prior to the introduction of the HUD code in 1976) were built to a variety of codes. Of course, this led to some confusion about exactly how repairs or alterations should be made. The Board’s new policy now clears up the confusion and makes life easier for building officials.

MHISC recently mailed a copy of this letter to county officials around the state. If you did not receive a copy, please contact us.