



Factory-Built Housing

Millions of Americans enjoy the comfort, quality and affordability of life owning their own factory-built home. The three types of factory-built residential structures – manufactured homes, mobile homes and modular homes – are defined as follows by the Residential Code of New York State:

MANUFACTURED HOMES

A manufactured home is a structure transportable in one or more sections that, in the traveling mode, is 8 feet or more in width or 40 feet or more in length or, when erected on-site, is 320 square feet minimum. It was built on or after June 15, 1976 on a permanent chassis and designed to be used as a dwelling with or without a permanent foundation when connected to the required utilities and includes the plumbing, heating, air conditioning, and electrical systems contained therein. The term “manufactured home” shall not include any self-propelled recreational vehicle. A manufactured home bears a seal signifying conformance to the design and construction requirements of Department of Housing and Urban Development (HUD), Manufactured Home Construction and Safety Standards. 24 CFR Part 3280 (HUD Code Homes built on or after June 15, 1976).

MOBILE HOMES

A mobile home is a moveable or portable dwelling unit designed and constructed to be towed on its own chassis. Mobile homes are comprised of frame and wheels, connected to utilities, and designed and constructed without a permanent foundation for year-round living, excluding travel trailers. It was constructed in a factory prior to June 15, 1976, with or without a label certifying compliance with NFP A, ANSI or a specific state standard. (Pre HUD Homes)

MODULAR HOMES

A modular home is a structure designed primarily for residential occupancy and constructed by a method or system of construction whereby the structure or its components are wholly or in substantial part manufactured in manufacturing facilities, intended or designed for permanent installation, or assembly and permanent installation. Factory manufactured dwelling units conform to applicable provisions of this code and bear insignia of approval issued by the Secretary of State of New York State.