



## The Difference Between Manufactured, Modular and Mobile Homes

A lot of people are confused by the different terms that apply to factory-built homes. Here is a roadmap for those with inquiring minds:

**Manufactured Homes:** Homes built to a national building code governed by federal law. The federal Housing and Urban Development administration issues pre-emptive construction standards for manufactured homes. The standards are sometimes referred to as the “HUD Code.”

**Mobile Homes:** Homes built on a chassis prior to the advent of federal regulations in 1976 are referred to as “mobile homes.” State and federal law makes a distinction between modern day manufactured homes (built starting in 1976) and their predecessor, the mobile home.

**Modular Homes:** These homes are also built in a factory, but the International Residential Code, the same building code as site-built homes, governs their construction. The International Residential Code also governs installation of a modular home.

Modular homes can be built either off-frame or on-frame. There is no legal distinction between the two. Both are taxed the same, have zoning parity with site-built homes, and are regulated by the same state regulatory program.

For additional Information about manufactured or modular homes, please contact MHISC at [mhisc@mhisc.com](mailto:mhisc@mhisc.com) or call (803) 771-9046.