

PLACEMENT OF MANUFACTURED HOME, MOBILE HOME OR HUD CODE MANUFACTURED HOME DWELLING UNIT

Application for placement requires the following documentation;

- 1) Building Permit Application available at www.elpasotexas.gov
- 2) Property address where the dwelling unit is to be located
- 3) Proof of ownership of the dwelling unit
- 4) Proof of the year of manufacture for the dwelling unit. Placement of a dwelling unit manufactured before July 1976 is prohibited unless the dwelling unit is already legally placed in the City of El Paso and is to be moved to a new location and is primary residence of the owner
- 5) Elevation Certificate if the property location is in a Flood Zone

Manufactured Home, Mobile Home or HUD Code Manufactured Home

To place one of the above listed buildings for use as a dwelling, the following criteria must be met;

- 1) The building is erected on a permanent chassis and designed to be used as a dwelling with or without a permanent foundation
- 2) The building meets the regulations of the Texas Department of Licensing and Regulation for Manufactured Housing, <http://www.license.state.tx.us/>
- 3) The building is placed in an area whose zoning permits the placement of mobile homes and the building is installed in accordance with the manufacturer's requirements, the rules promulgated by the Texas Department of Licensing and Regulation for Manufactured Housing, and all the technical codes and zoning codes of the city are met

Texas Industrialized Housing Unit

To place a Texas Industrialized Housing Unit for use as a dwelling the following criteria must be met;

- 1) Two complete sets of the designs, plans and specifications bearing the stamp of Texas Industrialized Building Code Council are submitted to the development services department for review
- 2) The building is placed on a site-built permanent foundation system designed by a professional engineer
- 3) The building was not designed or intended to be used other than on a site-built permanent foundation
- 4) The building is not designed to be moved once erected or installed on the permanent foundation
- 5) All of the requirements of this code, the technical codes, the zoning code and other city, state and federal regulations are met

The building meets all the requirements of the "Texas Industrialized Housing and Building Act, Article 5221f-1" V.T.C.S. and is classified as "industrialized housing" and bears an approved decal or insignia under the rules of the Texas Department of Licensing and

Regulation reflecting that the building has been inspected at the manufacturing plant or facility by the Texas Department of Licensing and Regulation.

MOBILE HOME SALE DISCLOSURES

Before any mobile home is sold in the city the seller shall disclose to the purchaser in a single written statement, the receipt of which the purchaser shall acknowledge in writing, the following clearly legible statement:

- 1) Mobile homes may not be used for human habitation in the City of El Paso except in Residential Mobile Home Districts and in duly licensed trailer courts in accordance with applicable provisions of the El Paso City Code.
- 2) Before purchasing a mobile home, you are advised to contact the Development Services Department, City of El Paso, concerning whether the location where you desire to place a mobile home would be legal. In addition, such written statement shall contain;
 - a) The date of the proposed sale
 - b) The names and addresses of the buyer and seller
 - c) A brief identification of the type of mobile home being sold
 - d) One copy of such written statement shall be provided by the seller to the purchaser.
 - e) A second copy, with receipt acknowledged by the purchaser, shall be retained by the seller as evidence of compliance.

Evidence of Compliance

Evidence of compliance with the requirements shall be preserved by the seller for a period of not less than two years after the date each disclosure is required to be made. Each seller shall, when directed by the development services department of the city, permit the authority, or his duly authorized representative, to inspect the seller's records which provide evidence of compliance.