Manufactured Housing

information

September 2022

CONSUMER INSTALLATION DISCLOSURE - UPDATED

Prior to the execution of a sales contract or lease agreement for a manufactured home, the retailer must provide the purchaser or lessee with a consumer installation disclosure. This disclosure must be in a document separate from the sales or lease agreement. The disclosure must include the following information:

The New York State Uniform Fire Prevention and Building Code regulates the requirements for the installation of manufactured homes. All manufactured homes (new or pre-owned) are required to be installed in compliance with all New York State installation requirements. All manufactured homes constructed prior to July 12, 2021, are required to have carbon monoxide alarms installed in accordance with the Uniform Code in effect at the time of its construction; homes constructed on or after this date shall have carbon monoxide alarms in accordance with the HUD Code. Building permits from the local jurisdiction are required for all installations of new or pre-owned manufactured homes. A Code Enforcement Official must inspect the installation of every manufactured home prior to issuing a Certificate of Occupancy (required) from the local jurisdiction. An example of these installation requirements is that all footers shall be at or below frost line. The footer/foundation design must be submitted to and inspected by the local Code Enforcement Official. Any "Alternative Tie-Down and/or Foundation Systems" that deviate from the manufacturer's installation manual must be designed by a NYS Design Professional (pre-owned and new homes) and approved by the manufacturer and Design Approval Primary Inspection Agency (DAPIA) (new homes only). All manufactured homes must be installed under the supervision of a Certified New York State Installer and when completed must receive a New York State Installer's Warranty Seal. Local municipalities may also have certain zoning and land use requirements unique to their jurisdiction. Compliance with any additional federal, state, or local requirements, including inspection of the installation, may involve additional costs to the purchaser or lessee. Additional information regarding New York State installation requirements can be obtained from the retailer or from the Manufactured Housing Unit of the New York State Department of State, Division of Building Standards and Codes, One Commerce Plaza, 99 Washington Ave., Suite 1160, Albany, N.Y. 12231-0001.

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