

## CHAPTER 146

# MANUFACTURED AND MOBILE HOMES

146.01 Definitions

146.02 Conversion to Real Property

146.03 Foundation Requirements

146.04 Mobile Home Parks

**146.01 DEFINITIONS.** For use in this chapter the following terms are defined:

*(Code of Iowa, Sec. 435.1)*

1. “Manufactured home” means a factory-built structure, built under the authority of 42 U.S.C. Sec. 5403, which was constructed on or after June 15, 1976, and is required by Federal law to display a seal from the United States Department of Housing and Urban Development.
2. “Manufactured home community” means any site, lot, field, or tract of land under common ownership upon which ten or more occupied manufactured homes are harbored, either free of charge or for revenue purposes, and includes any building, structure or enclosure used or intended for use as part of the equipment of the manufactured home community.
3. “Mobile home” means any vehicle without motive power used or so manufactured or constructed as to permit its being used as a conveyance upon the public streets and highways and so designed, constructed or reconstructed as will permit the vehicle to be used as a place for human habitation by one or more persons; but also includes any such vehicle with motive power not registered as a motor vehicle in Iowa. A mobile home means any such vehicle built before June 15, 1976, which was not built to a mandatory building code and which contains no State or Federal seals.
4. “Mobile home park” means any site, lot, field or tract of land upon which three (3) or more mobile homes or manufactured homes, or a combination of any of these homes, are placed on developed spaces and operated as a for-profit enterprise with water, sewer or septic, and electrical services available.

The term “manufactured home community” or “mobile home park” is not to be construed to include manufactured or mobile homes, buildings, tents, or other structures temporarily maintained by any individual, educational institution, or company on its own premises and used exclusively to house said entity’s own labor or students. The manufactured home community or mobile home park shall meet the requirements of any zoning regulations that are in effect.

**146.02 CONVERSION TO REAL PROPERTY.** A mobile home or manufactured home which is located outside a manufactured home community or mobile home park shall be converted to real estate by being placed on a permanent foundation and shall be assessed for real estate taxes except in the following cases:

*(Code of Iowa, Sec. 435.26 & Sec. 435.35)*

1. **Retailer’s Stock.** Mobile homes or manufactured homes on private property as part of a retailer’s or a manufacturer’s stock not used as a place for human habitation.

2. Existing Homes. A taxable mobile home or manufactured home which is located outside of a manufactured home community or mobile home park as of January 1, 1995, shall be assessed and taxed as real estate, but is exempt from the permanent foundation requirement of this chapter until the home is relocated.

**146.03 FOUNDATION REQUIREMENTS.** A mobile home or manufactured home located outside of a manufactured home community or mobile home park shall be placed on a permanent frost-free foundation system which meets the support and anchorage requirements as recommended by the manufacturer or required by the State Building Code. The foundation system must be visually compatible with permanent foundation systems of surrounding residential structures. Any such home shall be installed in accordance with the requirements of the State Building Code.

*(Code of Iowa, Sec. 103A.10 & 414.28)*

**146.04 MOBILE HOME PARKS.**

1. Construction Permit. No person shall cause to be constructed or make alterations to the sanitary facilities or construct, expand or remodel a mobile home park within the City without first obtaining a construction permit from the City. Said park, its facilities and the mobile homes therein shall comply with all other applicable ordinances of the City.

2. Application. The application for a construction permit shall state the name of the owner and the person who will construct or remodel the mobile home park. The application shall be accompanied by a plat and shall provide the following information:

- A. A legal description of the mobile home park area.
- B. The extent of the area to be used for mobile home park purposes.
- C. Location of any existing or proposed toilets, wash rooms, and utility rooms.
- D. Location and size of mobile home lots.
- E. Method and plan of sewage disposal.
- F. Public water supply taps and facilities.
- G. Method and plan of garbage disposal.
- H. Plan of electric lighting including the location of exterior lights and the electric facilities provided for mobile homes.
- I. Incinerator and/or trash burning space.
- J. Children's play area.
- K. Fire protection facilities.

3. Park Requirements. No permit for the construction or reconstruction of a mobile home park shall be issued unless:

- A. The park is to be located on a well-drained site.
- B. The park has a hard-surfaced entrance and exit, said entrance and exit or either of them being not less than eighteen (18) feet in width and adequately lighted at night.

- C. All roads and drives within the park are hard-surfaced, easily accessible to all mobile homes and adequately lighted.
  - D. The park is divided into lots for each trailer, the boundaries of each lot identified by corner markers and each lot having an area not less than 1,600 square feet within a minimum width of twenty-eight (28) feet and a minimum depth of sixty (60) feet.
  - E. Adequate incinerators and burning space is provided.
  - F. A sufficient supply of drinking water, meeting the sanitary requirements of the State Department of Health, is provided; however, if water from a private source is to be used, it shall be tested at intervals of sixty (60) days at the expense of the permittee.
  - G. All water supplied to units located on any mobile home park shall be metered through one master meter. It shall be the responsibility of the owner of said mobile home park to pay for all water provided through the master meter to the park occupants.
  - H. All wastewater shall be emptied into a drain connected with an approved disposal system.
  - I. Provision is made for garbage receptacles sufficient to prevent littering the ground with rubbish and debris and said garbage receptacles to be fly-tight depositories with tight-fitting covers conveniently located not more than three hundred (300) feet from any trailer coach or mobile home.
  - J. Provision is made for adequate fire protection.
4. Fee; Issuance of Permit. The permit for a mobile home park shall be obtained from the Council and shall be issued by the Clerk upon payment of a fee of five dollars (\$5.00).
5. Change in Mobile Home Park Plan. Any change to be made in a mobile home park plan after a permit to construct a park has been obtained shall be filed with the Clerk and the approval of the Council shall be secured.

[The next page is 715]