



Ohio Manufactured Homes Commission

5100 Parkcenter Avenue, Suite 103, Dublin, Ohio 43017

NOTICE TO MANUFACTURED HOME BUYERS

The State of Ohio has adopted laws and rules that regulate the installation of manufactured homes and the installation of foundations (base support systems) for manufactured homes. As a purchaser of a manufactured home, you need to be aware of these laws and rules. The Ohio Manufactured Homes Commission (Commission) has authority to enforcing these laws pursuant to ORC Chapter 4781.

The following is a list of some of the requirements that you must comply with regarding the installation of your manufactured home.

1. All homes must be installed by an installer licensed by the Commission. An installer is broadly defined as the supervisor on the following types of work: foundations, footings, set-up, connections, hook-up, blocking, tie down, securing, supporting, installing steps, installing skirting, or making electrical, plumbing or mechanical connections or providing consultation or supervision for any of these activities on manufactured homes. The licensed installer accepts responsibility for the installation of the manufactured home.
UNLICENSED PERSONS ARE PROHIBITED FROM INSTALLING A MANUFACTURED HOME IN THE STATE OF OHIO.
2. All foundations (base support systems) for new installations of manufactured homes **MUST** be installed under the supervision of an installer licensed by the Commission. The licensed installer assumes responsibility for the installation of the foundation. **UNLICENSED PERSONS ARE PROHIBITED FROM INSTALLING FOUNDATIONS FOR MANUFACTURED HOMES, WITHOUT THE KNOWLEDGE AND APPROVAL OF THE LICENSED INSTALLER.**
3. Homeowners may perform their own installation work, under the following conditions:
 - The manufactured home must be your own personal residence, and
 - The manufactured home must be on your own private property, and
 - The manufactured home cannot be located in a manufactured home park, and
 - **The homeowner must physically do the work themselves and cannot hire unlicensed people to do the work for them.**

Homeowners who do their own work assume the entire responsibility for the installation. Homeowners that do their own installation of a manufactured

home may lose protections offered by the State of Ohio. ORC 4781.11(B) states that the homeowner who does their own work is “**not entitled to claim any right or remedy or to bring a cause of action under this chapter**”, which includes the dispute resolution program.

4. The installation of ALL manufactured homes in the State of Ohio requires that:
 - **Installation permits shall be obtained in advance of any work, including homes installed by homeowners.** All permit and inspection fees must be paid prior to any work and inspections being performed.
 - Manufactured homes must be installed in accordance with the Ohio Manufactured Homes Installation Standards, including homes installed by homeowners. See Chapter 4781-6 of the Ohio Administrative Code.
 - All work must be inspected, including homes installed by homeowners – The law requires a minimum of 3 inspections. Footing Inspection (an open hole inspection done prior to concrete being poured), Electrical Inspection (prior to electrification by the Power Co.) and a Final Inspection (once the home is installed, completed and all utilities are connected). **The final inspection MUST be completed and approved and the Commission Inspection Seal affixed before the homeowner is permitted to occupy the home.** Premature occupancy may result in additional inspection fees.
 - All permits, inspections and inspection seals must be issued and performed by the local authority having jurisdiction.
 - **UNLICENSED PERSONS SHALL NOT CONTRACT TO INSTALL MANUFACTURED HOMES OR INSTALL FOUNDATIONS (BASE SUPPORT SYSTEMS) FOR MANUFACTURED HOMES.**

If you have any questions regarding the installation of manufactured homes in Ohio, contact your retailer, park operator or The Ohio Manufactured Homes Commission. The Ohio Manufactured Homes Commission may be contacted at 5100 Parkcenter Avenue, Suite 103, Dublin, Ohio 43017 or 614-734-6010 or www.omhc.ohio.gov.