



## **Ohio Manufactured Homes Commission**

5100 Parkcenter Avenue, Suite 103, Dublin, Ohio 43017

**MEMO:**

**DATE:** August 9, 2010

**TO:** Certified Building Departments  
Certified Health Departments  
Certified Third Party Agencies  
Licensed Installers  
OMHC Certified Inspectors

**FROM:** Janet M. Williams *JMW*  
Interim Executive Director

**SUBJECT:** Exclusivity of Inspections

As many of you are aware, the Commissioners for the Ohio Manufactured Homes Commission have been discussing at length the issue of exclusivity for inspections.

In R.C. 4781.14 (A),(B), the General Assembly declared; Except as provided in division (A)(3) of section 3733.02 of the Revised Code, the state, through the manufactured homes commission, has exclusive authority to regulate manufactured home installers, the installation of manufactured housing, and manufactured housing foundations and support systems in the state. By enacting this chapter, it is the intent of the general assembly to preempt municipal corporations and other political subdivisions from regulating and licensing manufactured housing installers and regulation and inspecting the installation of manufactured housing and manufactured housing foundations and support systems.

(B) Except as provided in division (A)(3) of section 3733.02 of the Revised Code, the manufactured homes commission has exclusive power to adopt rules of uniform application throughout the state governing installation of manufactured housing, the inspection of manufactured housing foundations and support systems, the inspection of the installation of manufactured housing, the training and licensing of manufactured housing installers, and the investigation of complaints concerning manufactured housing installers.

As stated above, by law the OMHC is the sole and exclusive authority over installers and installations of manufactured homes. Departments cannot charge additional fees for plumbing permits, plumbing inspections, and registration fees to installers contingent upon granting the installer permission to work in your counties, or political subdivisions, etc. Departments cannot charge the BBS 1% assessment fee, that fee is not for manufactured homes, that fee goes to the Board of Building Standards for site built homes.

At the August 5, 2010 Commission meeting the Commissioners passed the following motion;

**Effective August 5, 2010, there will be no exclusivity under this Commission's authority as it relates to installation inspections. This motion will also be adopted into Rule.**

Building departments and health departments if you currently have a contract with another jurisdiction to do inspections in their area, you will be able to inspect in that other area along with any other agency.

Building departments and health departments, if you add jurisdiction's outside your own area, you will need to provide that contract to the OMHC prior to inspecting.

Third Party Agencies have no exclusivity in any area, but choose the inspection areas where they will inspect.

The website will be updated as soon as possible to reflect these changes.

Should you have questions regarding the exclusivity issue, please feel free to contact the OMHC office at 614-734-6010.