



What Are The Differences Between A Manufactured / Mobile Home & A Modular Home?

MANUFACTURED / MOBILE HOME

- Set on concrete block piers & anchored to ground. Has steel frame under home & receives a tag & title from Department of Motor Vehicles (similar to your car).
- Built to meet Federal U. S. HUD standards for Manufactured Housing: Different than the state DCA code, which site-built and Modular homes are built to.
- Can be placed only on land zoned for Manufactured Housing & in some cases, agricultural. Cannot be placed on land zoned Single Family Residential.

MODULAR HOME

- Crane set on a permanent foundation, usually a concrete stem wall. Home is taken off the steel frame and secured directly to the foundation. Home does not receive a title from the state of FL.
- Built to meet the Florida State Department of Community Affairs (DCA) building code. The same building code as a site-built (concrete block or wood) home.
- Can be placed on land zoned residential or agricultural. Cannot be placed in Manufactured Home community or land zoned for Manufactured Homes.

ZONING QUESTIONS

Call the County where land is located. Ask if you can build a DCA approved or a HUD approved home on that lot. HUD = Manufactured/Mobile DCA = Modular (or site-built)