

## Manufactured Homes

NorthstarMLS has a field called “Manufactured Home Yes/No?” in Single Family Residential and Residential Rentals. On NorthstarMLS, a manufactured home is defined as:

- Primary, original structure built entirely in the factory and constructed to HUD codes (not the local building codes of its destination).
- Does **not** include *modular homes* built to local codes.
- Built on a non-removable steel chassis (should be visible underneath).
- Transported to the building site on their own wheels (may or may not be removed upon installation). Multi-part manufactured units (such as with double-wide) joined at their destination.
- Must be permanently attached to the land.
- Conforms to these elements of the definition from the MN Department of Labor and Industry (and Office of Revisor Statutes): a structure, transportable in one or more sections, which in the traveling mode is eight body feet or more in width or 40 body feet or more in length, or, when erected on site, is 320 or more square feet, and which is built on a permanent chassis and designed to be used as a dwelling with or without a permanent foundation when connected to the required utilities, and includes the plumbing, heating, air conditioning, and electrical systems contained therein.
- *Should* have a small red metal identification plate on the exterior of each of its transportable sections (or holes where they might have been removed). Also check inside door of electrical box for data plate. The presence of this plate is *not required* to be considered a manufactured home.

