

Q Why are older mobile homes located in an existing park more expensive to buy than a new manufactured home from the factory?



A Older mobile homes sell for more than the Blue Book value of the home because it is being sold “in place”, and the new buyer is paying for the value of the location of the home as well as the value of the land and services that come with the purchase of a mobile home located in a community.

Q Is it a good idea to have a mobile home/manufactured home inspected prior to purchasing the home?

A Whether purchasing a site built home, a condominium, or manufactured home, it is wise to have the home inspected by a qualified inspector. In California there are licensed manufactured housing contractors that hold a C-47 license and are qualified to inspect a manufactured home.

Q Are mobile home parks/manufactured housing communities low-income housing?

A No. They are generally more affordable than some other forms of housing, but it depends on the location. Affordable housing developments have income limit requirements that mandate residents meet low-income requirements to move in. That is not the case in a mobile home park. Homeowners of all income levels enjoy the manufactured housing community lifestyle.

Q Why is rent often increased when mobile home parks that have been in a long term ownership sell to a new owner?

A California's Proposition 13 mandates that property taxes increase upon resale. This results in increasing the cost of operating a mobile home park, and this cost may be passed on to the owners of mobile homes living in the community.

Q Is there a limit to the number of people who can occupy a mobile home?

A The typical rule of thumb for apartment occupancy and mobile home occupancy is two persons per bedroom plus one. A three-bedroom home could have a maximum occupancy of seven, as an example.



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Thinking about Mobile Home Park/ Manufactured Housing Community Living as A Lifestyle Choice?



Frequently Asked Questions and Answers

Presented by the Manufactured Housing Educational Trust



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Manufactured Home Educational Trust
(949) 380-3303 — info@mhet.com

Q Should I consider mobile home park/manufactured home community living?



A We hope so! It is a different and wonderful lifestyle choice that is important to understand before purchasing a home. People of all ages and income levels live in manufactured housing communities. Note that same communities are age restricted for seniors.

Q What are the primary reasons people move into mobile home parks?

A In a recent poll of manufactured housing community residents, the top two reasons are location and affordability.

Q How is mobile home park/manufactured home community living different than other forms of rental housing - like apartments?

A Mobile home owners who live in manufactured housing communities enjoy single or multi-story, private detached homes located on a rented lot/space. Parking is typically located adjacent to the home, and there are amenities like a clubhouse and pool in most parks. The owner of the mobile home/manufactured home is responsible for all maintenance of the home and the site the home is sitting on.

Q How is it the same as other forms of rental housing?

A The owner of the mobile home rents the land the home sits on. There is a monthly rental fee paid for the land, services, and facilities provided as a resident of the park. Like apartment rentals, renting a space in a mobile home park will increase typically on an annual basis. Also like apartments, there are rules and regulations that all residents must comply with. Be sure to read and understand them before you purchase a home in the park.

Q How does buying a manufactured home and living in a mobile home park compare with owning a home on private property?

A Owning a home on private property means you own the home and the land. There is one mortgage payment for the home and the land. In a mobile home park you may have two payments – a mortgage if you take out a loan to purchase the mobile home and the monthly space rental payment. In both cases, whether you live in a mobile home park and rent the land, or if you own the home and land, you are responsible for maintaining the home and the lot the home sits on.

Q What determines the sales price of a mobile home?

A Just like other homes, location is the primary factor. The same home located near the ocean will sell for more than one located inland and the rent will typically be higher. The age and condition of the home is also a factor.

Q What is the difference between a pre-HUD mobile home/trailer, and a manufactured home?

A Mobile homes, trailers, and manufactured homes are all built in a factory. Homes built after 1976 are built to a higher Federal Housing and Urban Development (HUD) standard. Older homes, or pre-HUD (Housing and Urban Development) homes, will typically need significantly more maintenance and will not have the same insulation, windows, etc. as a HUD built home. New manufactured homes not only look much better, but are a higher quality than older mobile homes.

Q Do prospective park residents need to be approved by the park owner/management before purchasing a mobile home in the park and before moving into the park? What are the conditions of approval?

A Yes. All prospective mobile home park residents have to provide proof of income and ability to afford living in the community – just like purchasing a site-built home or renting other properties.

Q How are rental amounts and increases determined in mobile home parks?

A Rent rates in mobile home parks are determined the same as other rental housing – by comparable market rents for the area. As the costs to maintain and operated the community increase, so do rents.

Q What type of rental agreements are available in mobile home parks/manufactured housing communities?

A Month to month, 12 month, or longer rental agreements are generally available.

Q What do mobile home owners like best about mobile home park living?

A The location, the affordability, the overall sense of community, and private homes with small yards/patios and adjacent parking.

