

Mobile Home Park Discussion With New Castle County Council



November 20, 2018

What Are Mobile Homes

- **Mobile homes** are transportable one (1) family dwellings larger than three hundred twenty (320) square feet and designed to be used as a year round residence. Does not include motor home or recreational vehicle.

Where Permitted

- Mobile homes are generally permitted only in mobile home parks (NCmm zoning), with a grandfathering provision for homes sited prior to January 1, 1992 outside of a mobile home park.
- There are currently 30 mobile home parks and 3 neighborhoods with a mobile home section in the county.
- A total of 5,506 lots with 4,606 mobile homes (residential & commercial) in the county.

Permits For Mobile Homes

- A Certificate of Use is required to bring a mobile home into a mobile home park.
- Building inspectors check:
 - the footing/foundation;
 - tie-down;
 - manufacturer's data plate; and
 - electrical inspection decal.

FOR DISCUSSION: New Castle County does not require permits for decks and additions in mobile home parks.

Permits Issues

- IRC Appendix E applies to mobile homes used as single family dwellings on non-rental lots.
- There are no lot lines from which to establish setbacks.
- NCC does not require permits for many free-standing accessory structures elsewhere in NCC.
- Many of the problems were created long ago - how to best fix them.
- If the county ties permits back to the landowner, then the park operators may decline to allow any improvements to these affordable housing units.

Taxation Of Mobile Homes

- Mobile homes are personal property that is taxed the same as real property.
- State law states that value shall be determined by a nationally recognized appraisal guide and reassessed every 5 years.
 - NCC uses Sigma to determine the initial value and runs an annual mobile home revaluation program to calculate annual depreciation.

FOR DISCUSSION: State law requires mobile homes be assessed in the name of the title holder.

Taxation Issues

- Property and school taxes are often uncollectible, because the title holder (who gets the tax bill) may not be the one who is residing in the mobile home.
- Mobile homes are vehicles, and the county can't lien a vehicle. Many of the homes are also very old, so getting interest in a sale would be difficult.

Possible solution: Have the tax bills issue to the park operator and have the park operators collect the taxes from their lessees. Much like with water and sewer, this works better when everything ties back to the landowner.