

Common Manufactured Housing Questions & Answers

The Michigan Manufactured Housing Association (MMHA) gets a lot of consumer questions about manufactured and modular housing. Here are answers to some frequently asked questions.

Can I put a manufactured or modular home on private property?

Yes! Your home retailer can help you find property (if you don't already own land) and you will need to know the local zoning requirements for single-family homes in the area. It will be important to work with your local municipality or township as you move forward with your planning. Your retailer will ensure the home you purchase is in compliance, and can also arrange for transporting and settling the home on your property.

What is included in lot rent charged by manufactured home communities?

Manufactured home land-lease communities charge lot or site rent to homeowners. The cost and what is included will vary by community and may consist of property taxes, snow and waste removal, lawncare and maintenance, utilities and general maintenance of community amenities such as clubhouse, swimming pools, or other recreational facilities.

Does MMHA sell homes?

MMHA is a statewide trade association for the manufactured and modular home industry, so we do not sell homes...but our members do! Our membership is made up of manufactured housing communities, retailers, manufacturers, and service suppliers located across the state.

How can I shop for a home or a community?

The best place to shop for a new manufactured or modular home or for a beautiful, welcoming manufactured housing community is at MichHome.org where a robust search function will put you in touch with the provider of your choice. This comprehensive resource features an easy way to search for manufactured housing communities, view floorplans, find lenders, and much more. You can follow MMHA on Facebook, Instagram, and YouTube.

What is the difference between manufactured and modular homes?

Manufactured homes are built in a controlled factory environment on a steel frame that is designed to be used with or without a permanent foundation when connected to the required utilities. They are delivered to the home site in one or multiple sections and may be placed on private property or in a land-lease community. Manufactured homes are built to the federal Manufactured Home Construction and Safety Standards Act, enforced by the Department of Housing and Urban Development (HUD).

Modular homes begin as components, which are designed, engineered and partially assembled in a controlled factory environment. Components come together at the building site and the home is completed by a builder licensed under standards enforced by state and local agencies. Modular homes may be one-or-two-story dwellings and are placed only on private property. These homes are built to the State of Michigan Residential Building Code.



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Country Manor

**DIAMOND
HOME SALES**
MODULAR & MANUFACTURED

Home Cost Starting at

\$74,999

Model

100176M

Dimensions

14'2" x 36'8" x 11'4"

Style

Park Model

Features

399 sq. ft.

1 bed/1 bath



DiamondModularSales.com

Clear Choice

Home All in Cost Starting at

\$109,995*

Model

95CCS28483AH

Features

1,264 sq. ft.

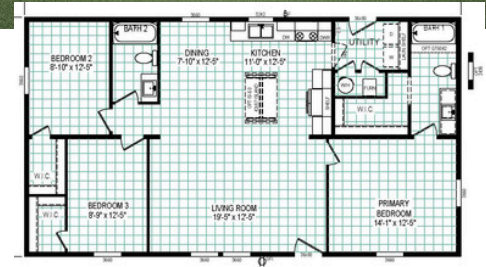
Dimensions

28x48

3 bed/2 bath

Style

Multi-Section



The "All-In" price will be at \$109,995 and will include the home, set cost, two sets of steps, and a 10' x 10' shed.

*Disclaimer: "All-In" price does not include sales tax, bank fees, closing fees, title transfer costs, or furniture and decorations.

SunCommunities.com

Prime Vertex

Home Cost Starting at

\$74,995

Model

1676H32P01

Style

Modular

Dimensions

16x76

Features

1,216 sq. ft.

3 bed/2 bath



ModularByDesignHomes.com