



Division of Professional Credential Process Manufactured
Homes/Manufactured Home Unit

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Manufactured Homes Frequently Asked Questions

What are the limits of municipal authority to inspect alterations, additions, and/or repairs to existing Department of Housing and Urban Development (HUD) manufactured homes?

Answer: Repairs to a HUD manufactured home can be done in compliance with the HUD manufactured home standards and the home will remain a HUD home. Repairs are not subject to the requirements of the WI UDC. Replacement of equipment would be viewed as maintenance or repair of a HUD home if done in compliance with the HUD standards. Additions to or alterations of an existing HUD manufactured home are required to comply with the WI UDC for post 1980 homes and could be regulated by local ordinance. Additions to or alterations of a pre 1980 HUD manufactured home are not required to comply with the WI UDC unless a local ordinance requires it. A municipality could, under local authority, pass an ordinance requiring permits and inspections for repairs or alterations and additions to HUD manufactured homes. In summary the Department's regulations require repairs and maintenance of a HUD manufactured home to comply with the HUD standards but that alterations and additions must comply with the WI UDC for post 1980 HUD homes, and could by local ordinance for pre 1980 HUD homes. Maintenance and repairs to a HUD home are only subject to HUD standards.

Is a County ordinance that defines only one type of foundation, specifically a frost wall, being allowed for a Manufactured Home a legal ordinance, if the ordinance was in place prior to the Uniform Dwelling Code (UDC)?

Answer: The ordinance could be applied to the relocation and installation on a new foundation of existing manufactured homes with a production date prior to June 1, 1980, as the UDC code was not yet in effect. The ordinance could not be applied to any home with a production date of June 1, 1980 or later as the code was in effect, has sections addressing the installation of manufactured homes and applies to additions and alterations to homes produced after June 1, 1980, in Wis. Admin. Code § SPS 321.40(1) & (2). The new foundation is considered an addition or alteration to the existing manufactured home. Wis. Admin. SPS § SPS 320.04(5). The UDC would supersede any existing ordinance for an existing manufactured home produced on or after the effective date of the UDC.