

# CAMPGROUND AND MANUFACTURED HOME COMMUNITY Q&A

In Wisconsin, if there are three or more manufactured/mobile homes in, or adjacent to, a campground that are occupied for dwelling or sleeping purposes, a Manufactured Home Community license or permit must be obtained from Safety and Buildings Division [Manufactured Home Program](#) staff.

S&B also titles manufactured/mobile homes. All owners are required to have a valid title for a manufactured/mobile home, with the exception a home off its wheels set on some support and connected to utilities on land owned by the owner of the home.

**- What code applies to a Manufactured Home Community?**  
[SPS 326, PDF file.](#)

**- What steps need to be taken to obtain the MH Community license/permit?**

If a campground has three or more manufactured/mobile homes, the owner must submit an application, two sets of plans showing the location of the homes, width of streets and parking spaces, evidence of safe water, evidence that the plumbing plans were submitted and approved by the Safety and Buildings Division, and the appropriate fees to the S&B Manufactured Home Unit, or an agent of S&B that has been authorized to enforce the provisions of SPS 326, Manufactured Home Community.

**- What is a manufactured home?**

The statutory definition for a manufactured home is: A structure that is designed to be used as a dwelling with or without a permanent foundation and that is certified by the federal department of housing and urban development as complying with the standards established under 42 USC 5401 to 5425. The definition also states that a manufactured home includes a mobile home, unless a mobile home is specifically excluded under the applicable statute.

**- What is a mobile home?**

The statutory definition of a mobile home means a vehicle manufactured or assembled before June 15, 1976, designed to be towed as a single unit or in sections upon a highway by a motor vehicle and equipped and used, or intended to be used, primarily for human habitation, with walls of rigid uncollapsible construction, which has an overall length in excess of 45 feet. "Mobile home" includes the mobile home structure, its plumbing, heating, air conditioning and electrical systems, and all appliances and all other equipment carrying a manufacturer's warranty.

**- Does it make any difference if the manufactured homes are used seasonally or year round?**

No. The statutory definition of a "manufactured home community" means any plot or plots of ground upon which are located three or more manufactured homes that are occupied for dwelling or sleeping purposes. "Manufactured home community" does not include a farm where the occupants of the manufactured homes are the father, mother, son, daughter, brother, or sister of

the farm owner or operator or where the occupants of the manufactured homes work on the farm. There is nothing in that definition that distinguishes between manufactured/mobile homes used in the summer only, for example.

**- What is an RV?**

An RV is not constructed under manufactured (HUD) home standards or Uniform Dwelling Code standards. [DOT statutes, s. 340.01 \(48r\)](#), defines a “Recreational Vehicle” as a vehicle that is designed to be towed upon a highway by a motor vehicle, that is equipped and used, or intended to be used, primarily for temporary or recreational human habitation, that has walls of rigid construction, and that does not exceed 45 feet in length. As it is designed to be towed by a vehicle it will have axles, wheels, a frame and a hitch.

**- What is a Park Model?**

Even though a Park Model may look like a cabin, in most cases a park model is built to RV standards. A park model will have axles, wheels, a frame and hitch for towing upon the highway. A manufactured/mobile home has all of those features as well for towing on the highway. How does someone know the difference? Contact the manufacturer or look for a label or data plate in the structure. In a manufactured home it will be located under the kitchen sink, next to the electrical panel, or in a bedroom closet. This data plate will tell you if the home was manufactured to the manufactured home (HUD) standards 24 CFR 3280. If the structure was built after 1976, and the data plate does not confirm this, it is not a manufactured home. A rule of thumb that can also be used to decide whether this is an RV or manufactured home is the square footage of the structure. If the structure has a habitable space of 400 square feet or less, not including outside open air decks, chances are it is an RV. Note that RV’s are regulated by the state [Dept. of Transportation](#) and they are required to be titled with the DOT.

**- I already pay a license fee to the local municipality. Do I still need the S&B Manufactured Home Community license?**

Yes. The local municipality has the statutory authority to require owners of mobile home parks to obtain a license from them. The S&B has the authority via s. 101.935 to license and regulate manufactured home communities. Here is a [link to the municipal statutes, PDF file](#). Here is a [link to the Safety and Professional Services statutes, PDF file](#).