



GRETCHEN WHITMER  
GOVERNOR

STATE OF MICHIGAN  
DEPARTMENT OF LICENSING AND REGULATORY AFFAIRS  
LANSING

MARLON I. BROWN, DPA  
DIRECTOR

October 20, 2025

The Bureau of Construction Codes' dedicated mobile home community inspection team has been in place for a year and has enjoyed working with the manufactured housing community. Inspections, of all types, have been and will continue to be conducted by one of our four regulation officers assigned solely to mobile home community inspections. Our goal is for this highly talented and effective team to be a direct point of contact for you and work collaboratively to help manufactured housing communities maintain compliance with state of Michigan standards.

As a courtesy we wanted to provide a list of common concerns the regulation officers have been finding during their onsite inspections. We hope this will help to prepare all communities for upcoming inspections.

- Uncapped sewer pipes on vacant lots
- Open holes/water crocks (secured with hard cover) on vacant lots
- Uncapped water lines/risers on vacant lots
- Exposed electrical wires including telephone wires
- Unsecured electrical and breaker (emergency shut off) boxes on vacant lots, with or without a meter in the box.
- Unlocked gas valves on vacant lots
- Debris/rubbish/garbage throughout the park including occupied lots
- Indoor furniture and/or appliances outside of homes
- Excessive grass/weeds/trees growth/maintenance
- Missing skirting around homes
- Lots (vacant and occupied) not being clearly labeled with address and/or lot number
- Poor road conditions – Potholes/drainage/overall condition
- Lack of appropriate water drainage
- Signs of rodent and/or insect infestations

Please also remember the following:

- All homes in mobile home communities must have HUD tags and/or Certificate of Manufactured Home Ownership and a Certificate of Mobile Home Title
- Streetlights must be in working condition and properly maintained

Please note, this list is not all inclusive as to what the team is looking at and other items may be noted during inspections, including general health and safety concerns but we are focused on educating before regulating in LARA and the Mobile Home Community Inspection Section.

Please feel free to review the following online sources for additional information:

- Bureau of Construction Codes website: [Construction Codes \(michigan.gov\)](https://www.michigan.gov/bcc)
- The Mobile Home Commission Act: Act 96 of 1987: [Mobile Home Commission Act](#)
- Manufactured Housing Rules: [Manufactured Housing](#)

We hope this information helps prepare you for the upcoming 2026 annual inspections, which began Oct 1<sup>st</sup>, 2025, and will continue through September 30<sup>th</sup>, 2026. We look forward to visiting your parks and working with you.

If you need to reach us please email the team at [LARA-BCC-AIR@michigan.gov](mailto:LARA-BCC-AIR@michigan.gov)

Sincerely,

A handwritten signature in blue ink, appearing to read 'Rebecca Jones', with a long horizontal flourish extending to the right.

Rebecca Jones  
Manager, Specialty Trades Section