



December 22, 2025

Guidance on existing non-compliant structures and vehicles in Mobile Home Communities

During routine inspections, the Bureau of Construction Codes (BCC) has identified Mobile Home Communities that contain non-compliant structures and vehicles, including park models, recreational vehicles (RVs), modular homes, and stick-built structures, etc. will be referred to as non-HUD homes below. To ensure compliance with state law, the BCC is issuing the following guidance:

1. Violation Notices and Proof of Compliance

- Communities with homes that do not appear to meet HUD standards will receive a violation notice. Some communities may have already received such notices.
- Upon receipt of a violation notice, the community has 14 days to provide proof of compliance in the form of either:
 - A HUD certification label (found either outside or inside the home), or
 - A Michigan Certificate of Title for the Mobile Home, or
 - A Label Verification Letter issued by IBTS

If proof is not provided within 14 days:

- a. The state database will be updated to reflect the presence of a non-HUD home on the specific mobile home site, including the site number and a photo of the home.
- b. The community will be prohibited from adding or replacing non-HUD homes on that mobile home site.
- c. Any new homes added after the date of this notice must comply with the [Mobile Home Commission Act, PA 96 of 1967](#), including:
 - After December 31, 1978, all mobile homes in Michigan must be titled with the Department of State ([MCL 125.2330](#)).
 - All mobile homes built after 1978 must meet HUD construction standards and display a HUD-approved certification sticker ([R 125.1175](#)).
 - Any new non-HUD home added to the park, other than community buildings, will be considered a violation of law. A violation will be issued, and the home must be removed.
- d. Communities may not add additional non-HUD homes after the date of this notice.

2. Community Mapping Requirements (Effective March 1, 2026)

Beginning March 1, 2026, all communities must submit a community map to the BCC. The map must include:

- a. A complete inventory of all homes and vacant home sites.
 - b. Clearly labeled site numbers for both occupied and unoccupied sites, along with street names.
 - c. The HUD certification number for each home, and a designation for any non-HUD homes.
 - d. For communities under construction, a copy of the approved site plan and construction permit (approved prior to March 1, 2026).
 - e. Regulation Officers will use this information to verify state records and confirm the number of licensed mobile home sites.
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3. Campground Licensing Requirements

- Any community with five or more recreational vehicles (RVs) or recreational units must also be licensed as a campground under [MCL 333.12501](#). The community must designate and locate the campground sites separate from the mobile home park home sites.
 - If Regulation Officers are unable to verify or are not provided proof of a campground license, a violation notice will be issued. The community will then be responsible for obtaining the proper license from the appropriate state department.
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The Bureau of Construction Codes values its partnership with Mobile Home Communities across Michigan. Our shared goal is to ensure safe, compliant, and well-managed housing environments for residents. By working together to meet these requirements, communities can provide greater stability, safety, and peace of mind for the families they serve. We appreciate your cooperation and commitment to building stronger, safer communities.