



Department  
of Commerce

# *County Treasurers Association of Ohio*

## **An Overview of Ohio's Manufactured Homes Program**

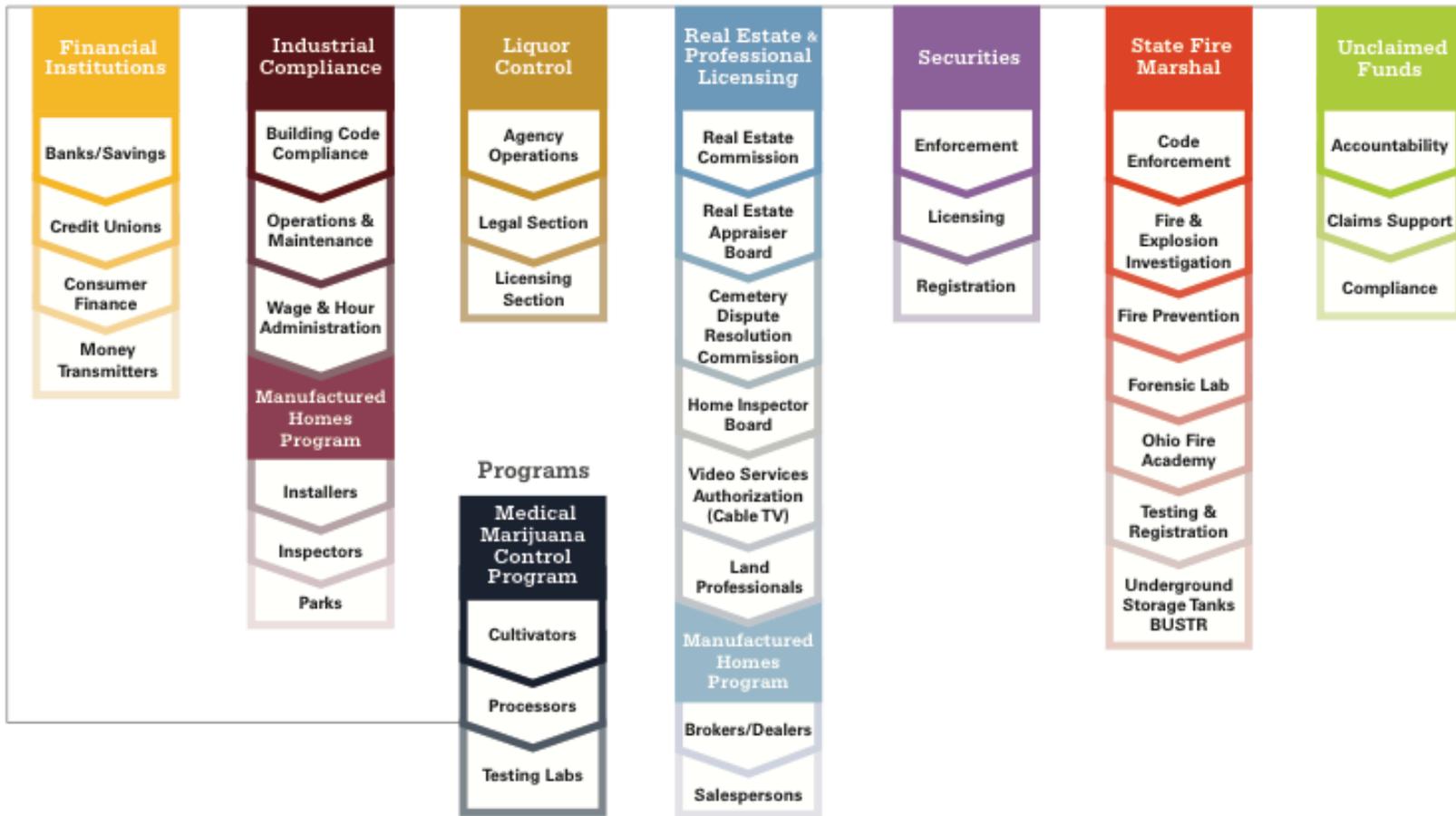
**November 2019**

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**Superintendent, Division of Real Estate & Professional Licensing**

**Safe. Sound. Secure**



# Department of Commerce



The Ohio Department of Commerce is focused on equipping businesses and protecting consumers.

Commerce has seven divisions, including the Division of Real Estate & Professional Licensing.

Our goal is to keep Ohioan's safe, sound and secure.

## A Little Background...

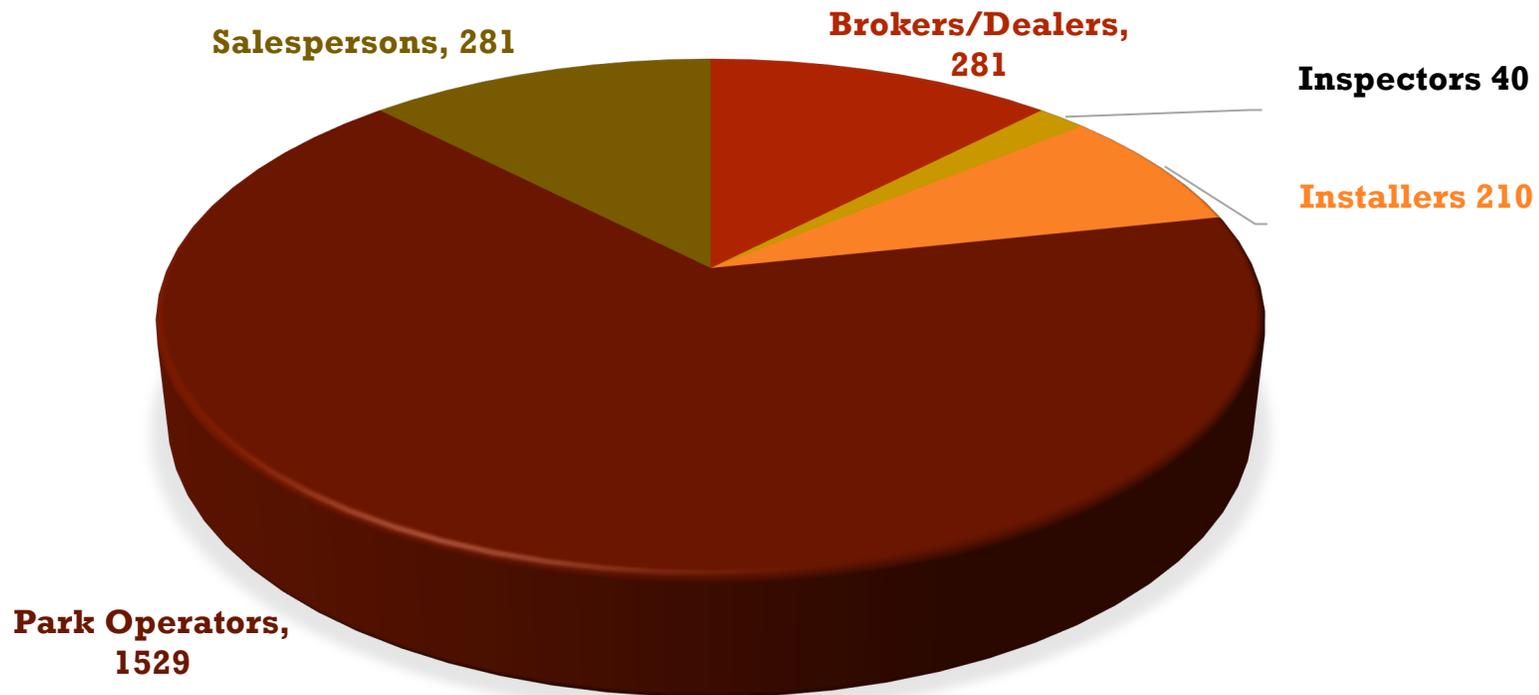
- ***Commission established in 2004***
- ***Big Budget Bill Changes to MH Program***
  - ***Am. Sub. House Bill 1 (128<sup>th</sup> GA)***
    - ***Dept. of Health***
    - ***BMV***
  - ***Am. Sub. House Bill 49 (132<sup>nd</sup> GA)***
    - ***Industrial Compliance***
    - ***Real Estate & Professional Licensing***





# Manufactured Homes Licensees by the Numbers

## CREDENTIALS



## Challenges AND Opportunities

- *New eLicense system*
- *Conflicting or Inaccurate Data*
- *Statutory Language*
  - *Rule-making Authority*
  - *Vague or lacking*
- *Out-of-State Dealers*
- *Relationship with County Clerks of Court*



# A Date With Disaster...

Dealer / vendor

Vendor #	Permit #	Name	Buy Exp. Date	Sell Exp. Date
87030759	NH000594	CHOICE MARKETING, INC.	3/31/2019	3/31/2019

Street 1  City  State

Street 2

Phone #  Ext:  Zip Code  -  Fax #

Licensed in County  Email

Dealer Franchises

Franchise Make	Make Sell Exp. Date
FRSNS : FRSNS	12/31/2099
HARTH : HART HOUSING	12/31/2099
LIE : LIBERTY	12/31/2099
MOJAV : MOJAVE	12/31/2099

Dealer DBAs

DBA#	Name	Exp. Date
1	MEADOWS OF PERRYSBURG	3/31/2017

# Words Have Meaning – They Matter

**Rehabbing**

**Casual Sale**

**Salvage**

**Title Jumping**

**MH Advantage**

**Owner**

**Court Ordered Title**

## Spread The Good News



### Manufactured Homes: Titling Tips

Taking on the rehabilitation of a manufactured home park or dealership where one or more homes are in a state of significant disrepair, in many instances having been abandoned, is no doubt a noble undertaking. Unfortunately, when unanticipated title issues throw an unforeseen brick wall into the process, the adage “No good deed goes unpunished” probably flashes through the new manager or owner’s mind.



## Spread The Good News

Here are several tips for avoiding or working through those obstacles:

- “Abandoned” is not a term defined for manufactured homes in the Ohio Revised Code, so we recommend you avoid using the term when communicating and working with your county clerks of court. Doing so should help you avoid being issued a salvage title.
- There is no mechanism in Ohio law for inspection and clearance of a manufactured home with a salvage title. That process exists only for motor vehicles; speaking in terms of rehabbing the homes with which you are dealing should make your transactions go more smoothly.
- **DO** timely transfer title from the previous owner into the park or dealership’s name. This will avoid issues when you eventually sell the home to an investor/resident.
- **DO NOT** neglect to renew your dealer’s license if you hold titles in the name of that entity. Titles may only be transferred if the named dealership is actively licensed at the time of attempted transfer.



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# Questions??



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# Division of Real Estate & Professional Licensing

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