

**CITY OF HARRINGTON  
ORDINANCE NO. 14-15**

**AN ORDINANCE ADDING CHAPTER 255, MANUFACTURED HOME LICENSES, TO THE CODE OF THE CITY OF HARRINGTON**

BE IT ORDAINED BY THE MAYOR AND COUNCIL OF THE CITY OF HARRINGTON IN COUNCIL MET:

**Section 1.** That the Code of the City of Harrington shall be amended by adding a new chapter to read as follows:

**Chapter 255: MANUFACTURED HOME LICENSES**

**§ 255-1. Definitions.**

The following words, terms and phrases, when used in this Chapter, shall have the meanings ascribed to them in this Section, except where the context clearly indicates a different meaning:

**MANUFACTURED HOME**

A single-family dwelling designed for transportation, after fabrication, on streets and highways on its own wheels or on flatbeds or other trailers, and arriving at the site where it is to be occupied as a dwelling, complete and ready for occupancy, except for minor and incidental unpacking and assembly operations, location of jacks or foundations, connections to utilities and the like. The term "mobile home" shall not include a single-family dwelling which is designed to be placed on a permanent foundation, is not designed to be readily movable after the original occupancy as a single-family dwelling, and conforms to the City's building, plumbing, electrical, and housing codes.

**PERMANENTLY PLACED MANUFACTURED HOME**

A manufactured home placed upon a permanent, unmovable foundation on real property owned by the owner of said dwelling, removal of all wheels and axles, and other minor incidental operations, such as unpacking, connections, or utilities and the like. The term "permanently placed mobile home" shall be construed as being synonymous with that of the term "single-family dwelling," a dwelling which is designed to be placed on a permanent foundation, is not designed to be readily movable after the original occupancy as a single-family dwelling, and conforms to the city's building, plumbing, electrical, and housing codes, except for the purpose of zoning in which it shall be considered a mobile home.

**OWNER OF A MANUFACTURED HOME**

The person designated in the title of the manufactured home, whether the title is issued by this State or by some other state.

## **OWNER OF A PERMANENTLY PLACED MANUFACTURED HOME**

The person designated in the title of the manufactured home, whether the title is issued by this State, by some other state, or has been retired, and such person must also be the owner of the lot upon which the manufactured home is permanently affixed. The term "lot" shall mean a parcel of land that conforms to the multiple ownership provisions of the laws of the state dealing with unit properties and condominiums, and must be located within a manufactured home park.

### **§ 255-2. License.**

- A. Required fee. The owner of a manufactured home shall obtain an annual license for it and shall pay a fee for such license as provided for in Chapter 180, Municipal Fees.
- B. Payment; penalties. Such license shall be obtained and license fee paid by July 1 of each year, and if such fee is not paid before August 1 of such year, then a penalty fee of ten percent per month shall accrue on the unpaid balance of the license fee.
- C. Moving into City. Upon the moving of a manufactured home into the City, such license shall be obtained and the license fee paid within seven days. Payment of such license fee shall be prorated on a quarterly basis for each fractional part of a year during which the manufactured home is in the City.
- D. Sticker, where placed. Once the annual license fee has been paid by the owner of a manufactured home, he or she shall be issued a sticker or other evidence of payment by the City Manager, and/or his/her designee. This sticker or other evidence of payment must be placed upon the manufactured home on the front of the manufactured home facing the street on the right hand side when facing said manufactured home one foot up from the bottom of the skirting and one foot over from the side of the manufactured home.

### **§ 255-3. Real property taxes.**

A permanently placed manufactured home as defined in §255-1, and the lot upon which it is located shall be considered as being real property for purposes of valuation, assessment, and taxation in accordance with §12 of the Charter of the City of Harrington.

### **§ 255-4. Manufactured home registration sticker.**

Every owner of a manufactured home, before moving the same into the City, shall apply for and obtain from the City Manager, and/or his/her designee, a registration sticker for such manufactured home. The City Manager, and/or

his/her designee, shall issue no registration sticker until the license fee required in this Chapter is paid in full.

**§ 255-5. Duties of manufactured home park operators.**

- A. Prohibition. No manufactured home park operator shall permit a manufactured home to be placed in his or her manufactured home park until said manufactured home displays the sticker required by §255-4. A manufactured home park owner who permits a manufactured home to be placed in his or her manufactured home park in violation of this Section shall be fined in accordance with Chapter 180, Municipal Fees.
- B. A manufactured home park operator who permits a manufactured home to remain in his or her park without payment of the license required by §255-2 shall be fined in accordance with Chapter 180. If any fine is not paid within ten days after the issuance of the fine, the fine shall double and be added to the tax bill of the manufactured home park owner's tax bill in accordance with §12.2 of the Charter of the City of Harrington.
- C. Documents to manufactured home owners. Copies of this Chapter and registration sticker application forms shall be furnished to each manufactured home park operator, who shall give a copy of the same to each manufactured home owner who desires to move a manufactured home into his park at least two weeks prior to the placement of the manufactured home.
- D. Lease record; report. Manufactured home park operators who lease land to two or more persons for parking manufactured homes shall maintain a lease record, which shall be open for inspection at all reasonable times by the City Manager, and/or his/her designee. Before June 1 of each year, the manufactured home park operator shall report to the City Manager, and/or his/her designee, the names and addresses of all persons having manufactured homes on his or her land.

**§ 255-6. Exemptions.**

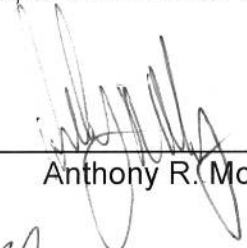
This Chapter shall not apply to:

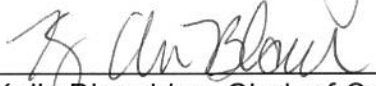
- (1) Dealers. Unoccupied manufactured homes located on a dealer's display lot; or
- (2) State license tag. Manufactured homes bearing a current license tag of this State.

**Repealer.** All ordinances and parts of ordinances inconsistent with the provisions of this Ordinance are hereby repealed.

**Effective Date.** The Clerk of Council shall certify to the adoption of this Ordinance and cause the same to be published as required by law; and this Ordinance shall take effect and be in force from and after its approval by Council.

SO ORDAINED by the majority of Council Members present at a regular session of Harrington City Council, to be effective upon signing.

  
\_\_\_\_\_  
Anthony R. Moyer, Mayor

Attest:   
\_\_\_\_\_  
Kelly Blanchies, Clerk of Council

Date of Adoption: March 2, 2015

**SYNOPSIS**

This Ordinance adds Chapter 255, Manufactured Home Licenses, to regulate the registration, licensing, and taxation of manufactured homes.

First Reading: January 20, 2015  
Public Hearing: March 2, 2015  
Second Reading: March 2, 2015