

## **Manufactured housing code updates:**

**Effective date: November 9, 2018**

1. Mobile home and manufactured home definitions are separated and the definitions conform to state and federal law.
  - a. Mobile home is defined as a “...structure constructed before June 15, 1976, transportable in one or more sections, which is built on a permanent chassis...”
  - b. Manufactured home is defined as a “...manufactured home constructed after June 15, 1976 in accordance with state and federal requirements for manufactured homes...[and] must conform to federal Manufactured Home Construction and Safety Standards (HUD Code-Red Label).”
  - c. Clark County Code Sections 14.32A.120 and 40.100.070.
2. Modular Homes are now included in the Definitions section of the Clark County Community Development Code.
  - a. Modular Home is defined as “...any home built in modules at a factory. Modules are transported on truck beds, and then joined together at the site. They are inspected by local officials. (Regulated under IBC standards-State Building Code).”
3. The definition of single-family detached dwelling now includes manufactured and modular homes.
4. CCC Section 40.260.130 has been repealed.
  - a. **Manufactured or modular homes can be placed on single-family lots, as long as they are not prohibited by the Covenants, Codes, and Restrictions (CCRs) of a subdivision.**
5. Park models can be placed in manufactured home parks only if they obtain an L&I permit.
  - a. CCC Section 40.260.140.A.
6. The Temporary Dwellings (40.260.210) code now explicitly allows the use of modular homes.
7. Manufactured and modular homes can be used for accessory dwelling units (ADUs) and in cottage housing developments.