

Chapter 16

MANUFACTURED HOMES AND TRAILERS*

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***Cross references**—Buildings and building regulations, ch. 6; environment, ch. 12; planning and development, ch. 20; solid waste, ch. 22; subdivisions, ch. 24; zoning, ch. 28; zoning permit regulations for travel trailer parks, § 28-216; zoning permit regulations for manufactured home park, § 28-221; zoning permit regulations for manufactured home for hardship, § 28-228.

State law reference—Uniform Standards Code for Manufactured Homes Act, G.S. 143-144—143-151.5.

ARTICLE I. IN GENERAL**Secs. 16-1—16-30. Reserved.****ARTICLE II. MOBILE HOMES****DIVISION 1. GENERALLY****Secs. 16-31—16-50. Reserved.****DIVISION 2. REGISTRATION****Sec. 16-51. Definitions.**

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

Mobile home, trailer or house trailer means any vehicle or structure so designed and constructed as will permit occupancy thereof as sleeping quarters or a residence, temporary or permanent, for one or more persons, or the conduct of any business or profession, occupation or trade, or similar use thereof as a selling or advertising device; and so designed that it is or may be mounted on wheels for the purpose of conveyance on the public streets, roads or highways, propelled or drawn by its own or other power; and shall include all such mobile homes, regardless of the fact that they are underpinned or placed on a permanent foundation, until such time as the mobile home assumes the character of real property and is so listed for ad valorem tax purposes. This definition shall include, but is not limited to, a mobile home as defined in the district health regulations, and in G.S. 143-143.8 et seq. (Ord. of 11-3-75, § 1)

Cross reference—Definitions generally, § 1-2.

Sec. 16-52. Penalty for violation of division.

Any owner or person in possession of a mobile home who shall violate or fail to comply with any of the provisions of this division, or any person who shall counsel, aid or abet any such violation or failure to comply shall be guilty of a misdemeanor punishable according to the provisions of section 1-7. (Ord. of 11-3-75, § 10)

Sec. 16-53. Duty of owner or person in possession.

Every owner, or person in possession thereof if other than the owner, of a mobile home located within the county, except a mobile home temporarily located within the county with the express predetermined intent and purpose of conveyance outside of the county within 30 days after arrival; a mobile home held for display or exhibition purposes by a mobile home dealer licensed by the state as such and displaying such license; and a mobile home passing through the county on a public street, road or highway for conveyance elsewhere, shall register such mobile home during the regular ad valorem tax listing period of each year with the county tax supervisor's office; provided, however, that registration as referred to in this section shall not relieve any person from the obligation to list all property for ad valorem tax purposes in the manner required by law, and more particularly the Machinery Act of 1971 (G.S. 105-271 et seq.) and provisions contained therein including, but not limited to, G.S. 105-316. (Ord. of 11-3-75, § 2)

Sec. 16-54. Procedure generally.

Registration shall occur when the mobile home is properly listed with the county tax supervisor's office for ad valorem tax purposes. Upon such listing, the county tax supervisor's office shall deliver a numbered plate, sticker or other appropriate device to the person registering or listing such mobile home, which device shall be displayed on the mobile home on or near the main door or exit so as to be clearly visible from the exterior; provided, however, that any mobile home otherwise required to be registered pursuant to this division shall not be deemed exempted from the provisions of this division, if listing for ad valorem tax purposes is not required. (Ord. of 11-3-75, § 3)

Sec. 16-55. After January 1.

Mobile homes moved into or located within the county after January 1 of each year shall likewise be registered within 30 days after the mobile homes become located within the county. In such event, registration shall be made by application to the county tax supervisor's office or to the office of the county department of inspections (at the time of electrical

inspection or other required approval), if the mobile home at that time has not been registered. No permit provided for pursuant to the county ordinance providing for the adoption, administration and enforcement of regulatory codes, or the state building code, shall be issued until the mobile home shall be registered as required in this section.

(Ord. of 11-3-75, § 4)

Sec. 16-56. Information required.

Registration shall consist of delivery of a sticker or decal or other appropriate device upon receipt of the following information to be obtained from the owner or other person registering the vehicle:

- (1) Name of the owner and person to be in possession if other than the owner;
- (2) Year, make and model of the mobile home or vehicle; and
- (3) Place, meaning tax block and lot, or other specific address where the mobile home is or will be located.

(Ord. of 11-3-75, § 5)

Sec. 16-57. Period.

The period of registration for mobile homes shall be for the 12-month period of January 1 through December 31 of each year, and such mobile homes shall be registered annually thereafter, in the manner required in this division. The decal or other device shall show the year for which issued and the date of expiration.

(Ord. of 11-3-75, § 6)

Sec. 16-58. Issuance of evidence of registration.

For every registered mobile home, the county tax supervisor's office or other department referred to in this division shall issue the person registering the mobile home an appropriate numbered plate, sticker or decal. Upon satisfactory evidence that any such registration numbered plate, sticker or decal has been lost or destroyed, the registrar shall issue a duplicate to the owner or person listing.

(Ord. of 11-3-75, § 7)

Sec. 16-59. Display of evidence.

Every mobile home located within the county, except as otherwise provided in this division, shall, throughout the current issue year, display the assigned numbered plate, sticker or decal as required in this section and in such manner as to be visible from the exterior at all times.

(Ord. of 11-3-75, § 8)

Sec. 16-60. Registration by department of inspections.

In order to facilitate the registration of mobile homes under the provisions of this division and to provide a procedure for registering mobile homes at times other than when property is listed for ad valorem tax purposes, the various inspectors of the department of inspections are hereby authorized to register such vehicles as provided in this section, and shall forthwith make a report of such registration to the county tax supervisor.

(Ord. of 11-3-75, § 9)

Secs. 16-61—16-90. Reserved.

ARTICLE III. RESERVED

Sec. 16-91. Reserved.

Editor's note—At the instruction of the county, § 16-91 was deleted in its entirety. Former § 16-91 pertained to refund of performance guarantee [posted for manufactured homes] and derived from an ordinance adopted Aug. 7, 1995, §§ 1, 2.