

Manufactured - Mobile Home Information

According to [Michigan Department of State](#) as of May 12, 2023:

Mobile homes are titled in Michigan. Up until 1978, mobile homes were titled as a "trailer coach." Since 1978, they are titled as mobile homes. The title is identified as a "Certificate of Manufactured Home Ownership" or "Certificate of Mobile Home Title." These documents look like a vehicle title and serve the same purpose.

When a person buys a mobile home from a dealer, the dealer applies for the purchaser's new mobile home title using the [Dealer Application for Certificate of Mobile Home Ownership](#). When an owner sells their mobile home, they assign the title to the new owner. The new owner brings the assigned title to a Secretary of State office to have it transferred into their name. An S-110L Application for Certificate of Manufactured Home Ownership is processed at the branch office. The fee for an original or transferred mobile home title is \$90.

If your mobile home title is lost, you may replace it by processing a duplicate title application at a Secretary of State office. When there is joint ownership on a title, only one of the owners must appear and sign the duplicate title application. An Appointment of Agent form from the co-owner is not required.

Duplicate titles may also be ordered through our [Online Services](#). They can only be issued to the owner listed on the title document.

Whether you apply for a duplicate title at a branch office or online, the cost is \$15. It will be mailed within 14 days. Same-day title service is not available for mobile home titles.

Abandoned mobile homes and missing titles

- **Abandoned mobile homes**
- **Mobile homes with missing titles**

Mobile home owners who need a title for a mobile home that was not properly recorded with the Michigan Department of State or is titled in another owner's name have two options:

Have the previous mobile home owner assign their mobile home title to the current mobile home owner. This is the easiest method and may require the previous owner who sold the mobile home to obtain a duplicate title in order to properly assign the title to the current owner.

If assignment of the title by the previous owner is not possible, the presentation of a court order identifying the mobile home by year, make, and manufacturer's serial number and awarding ownership of the home to the current owner can be used. This requires the current owner to go to court to have the mobile home awarded to the current owner. Please note, the court order must assign ownership of the mobile home/manufactured housing into your name and indicate

termination of a previous lien and, if applicable, placement of new lienholder information. The court order serves in place of an assigned title.

Title application process

- Submit the assigned title or court order to a Secretary of State branch office to apply for a mobile home title in the name of the park.
- The park will need to provide a termination (discharge) of lien if the assigned title or the Department of State's title record shows there is a first secured party (bank loan).
- The title fee is \$90. A 6% use tax is due on the value of the mobile home. The park owner declares the mobile home's value when applying for the title.
- Once the new mobile home title is issued in the name of the mobile home park, the mobile home park is the legal owner. You can rent the mobile home or use the title to sell it or, if you wish to scrap the mobile home, take it to a recycler for shredding. You will need to assign the title to the recycling center.

Note: The above options are available to mobile home park owners, mobile home dealers, and individuals.

Forms

- [Affidavit of Affixture of a Mobile Home](#)
- [Affidavit of Detachment of a Mobile Home](#)
- [Affidavit of Missing Mobile Home Title](#)
- [MHA Process Flow](#)

Online Service

- [Check on your application status](#)

Note: The information provided was obtained from the Michigan Department of State [website](#) and is intended for general informational purposes only. While we strive to keep the information accurate, up-to-date, and reliable, we make no representations or warranties of any kind, express or implied, about the completeness, accuracy, reliability, suitability, or availability with respect to the webpage or the information for any purpose. It is important to note that the information provided should not be considered as professional advice. If you require specific advice pertaining to any legal, financial, or other professional matter, we strongly advise you to consult a qualified professional who can provide tailored guidance based on your individual circumstances.