

Program Contacts

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[Announcement: Availability of the Manufactured Housing Installers Program \(MHIP\) **now online**](#)

The Virginia Department of Housing and Community Development (DHCD) regulates Virginia's manufactured housing industry through the [Virginia Manufactured Home Safety Regulations \(MHSR\)](#) and the [Virginia Manufactured Housing Licensing and Transaction Recovery Fund Regulations \(MHLTRFR\)](#)

. Manufactured homes, sometimes referred to as HUD code homes, are built, in a factory, on a permanent chassis, are transportable in one or more sections, are used as single family dwellings and may be sited with or without a permanent foundation. The design, construction and in-plant inspection and certification are done under a federal program administered by the U.S. Department of Housing and Urban Development (HUD). As the HUD-designated State Administrative Agency (SAA), DHCD monitors the manufacturing process, receives and investigates complaints and performs dealer lot inspections to ensure conformance with state and federal regulations. Local code officials handle the permits, inspections and issuance of the certificate of occupancy (CO) for the installation and related site work for manufactured homes under the authority granted to them by the Virginia Construction Code (VCC).

Eligibility

The [Virginia Manufactured Housing Board](#) promulgates the licensing regulations to carry out the requirements for licensing of manufactured home manufacturers, dealers, brokers and salespersons. All licenses, except temporary or special licenses, are issued for a one-year period and must be renewed annually. Manufactured home dealers and brokers must also obtain either a Certificate of Dealer Registration or a Motor Vehicle Dealer License from the Virginia Department of Motor Vehicles (DMV). The license or certificate is required in order for the dealer or the broker to collect and forward the title fees and sales taxes, collected as part of the sales contract on the home, to DMV. Dealers that include the installation and site work in their sales contracts are required to have a contractor's license from the Board for Contractors in the Virginia Department of Professional and Occupational Regulation (DPOR). DHCD has no authority to regulate manufactured home parks. Such parks are subject to the Virginia Manufactured Home Lot Rental Act enacted by the General Assembly as part of the Landlord Tenant Act (LTA). Enforcement of the LTA is through the courts in Virginia. DHCD publishes a Manufactured Home Lot Rental Act Handbook (MHLRAH) for information purposes only.

Program Resources

- [Manufactured Home Safety Regulations \(MHSR\)](#)
- [Manufactured Housing \(MH\) Licensure](#)

- [File a Complaint](#)
- [Manufactured Housing Licensing and Transaction Recovery Fund Regulations \(MHLTRFR\)](#)
- [Consumer Guide Brochure - Virginia Manufactured Housing Regulations](#)

Helpful Links

- [Virginia Construction Code \(VCC\)](#)
- [Department of Housing and Urban Development \(HUD\)](#)
- [Department of Professional and Occupational Regulation \(DPOR\)](#)
- [Department of Motor Vehicles \(DMV\)](#)
- [Manufactured Housing Safety Regulations \(MHSR\)](#)
- [Virginia Manufactured Home Lot Rental Act \(MHLRA\)](#)
- [Virginia Manufactured Housing Board \(VMHB\)](#)