

MANUFACTURED HOME TAX

TAXPAYER

All manufactured or mobile home owners not specifically exempt.

TAX BASE

If sited in Ohio prior to January 1, 2000, the assessed value of a manufactured or mobile home is 40 percent of the amount derived by multiplying the greater of either the home's cost or market value at the time of purchase by a depreciation percentage (from one of two alternative schedules).

If a home is first sited in Ohio or has ownership transferred on or after January 1, 2000, it is assessed at 35 percent of true value (like real property). This also applies to homes located in Ohio before January 1, 2000, if the owner makes an election to have the home taxed like real property.

Manufactured or mobile homes used in a business are taxed as tangible personal property.

RATES

The rate consists of the total of local voted tax levies on real property. The minimum amount of tax is \$36 per year for homes taxed under the depreciation schedules, unless the home qualifies for the homestead exemption, in which case no minimum exists.

MAJOR EXEMPTIONS

A manufactured or mobile home is not subject to this tax when:

- It is taxable as tangible personal property.
- It is a travel trailer (not exceeding 35 feet in length) or a park trailer meeting certain conditions.
- It is licensed in another state, unless it is located in Ohio for more than 30 days in any calendar year.
- It is taxed as real property.
- It is exempt from taxation under Chapter 5709 of the Revised Code.

REVENUE (IN MILLIONS)

Calendar Year	Taxes Levied
1999	\$36.4
2000	35.1
2001	30.8
2002	25.3

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DISPOSITION OF REVENUE

Revenue is distributed to the taxing subdivisions of each county in the same manner as other real estate and public utility taxes are distributed. However, 4.0 percent goes to the county auditor and 2.0 percent goes to the county treasurer as reimbursement for administrative costs.

PAYMENT DATES

If the manufactured or mobile home is located in the state on January 1, one-half of the tax is due by March 1, and the balance is due by July 31. If the home is not located in Ohio on January 1, then no tax is due for that year.

The Tax Commissioner may grant extensions of the aforementioned due dates upon application by a county treasurer alone or by a county auditor and county treasurer together. An approved application extends the due date for the payment and collection of taxes.

SPECIAL PROVISIONS/CREDITS

Homestead exemption is granted to qualified elderly and disabled homeowners. (See **PROPERTY TAX – REAL** section.)

SECTIONS OF OHIO REVISED CODE

Sections 4501.01, 4503.06 - 0611, and 4503.99.

RESPONSIBILITY FOR ADMINISTRATION

County auditor, county treasurer, and Tax Commissioner.

HISTORY OF MAJOR CHANGES

- 1925 • Tax enacted.

- 1963 • Distinction drawn between taxes levied on furnished and unfurnished trailers.

- 1969 • Depreciation schedule allowances increased.

- 1980 • Collection of taxes owed required prior to a transfer of a certificate of title.

- 1984 • “House trailers” renamed “manufactured homes.”

- 1986 • Homestead exemption for certain manufactured home owners enacted, effective tax year 1988.

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- 1995
- The limit of each homestead exemption income bracket increased by \$4,300 beginning in tax year 1996.
- 1999
- Used manufactured and mobile homes subjected to transfer fees and taxes beginning January 1, 2000.
 - A board of county commissioners permitted to reduce transfer tax rates for manufactured or mobile home owners who receive the homestead exemption.
 - Income brackets increased for the homestead exemption.
 - The income brackets (tax year 2000) and the taxable value reductions (tax year 2002) to be indexed in future tax years.
 - If a manufactured or mobile home is first located in Ohio or ownership is transferred on or after January 1, 2000, the home must be taxed like real property, while remaining on the manufactured home tax list, using the same tax rates and credits applied to residential real property.
 - Manufactured or mobile homes that are located in Ohio prior to January 1, 2000 to remain subject to depreciation method of taxation, unless the owner elects to have the home taxed like real property.
 - Before moving a manufactured or mobile home, the owner must obtain a relocation notice from the county auditor and pay the outstanding taxes charged against the home.
- 2003
- Manufactured home park operators permitted to remove an abandoned home from the park for sale or destruction.

COMPARISONS WITH OTHER STATES (AS OF 12/03)

California

- Base: Mobile homes on permanent foundations are taxed as real property. Mobile homes not on permanent foundations are taxed as personal property.
- Rate: Total of local tax levies. Maximum amount of tax on real property cannot exceed 1.0 percent of full cash value.

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Florida

- Base: Taxed as real property if permanently affixed to property; the owner of the mobile home must also be the owner or part-owner of the land.
- Rate: All lawful levies.

Illinois

- Base: Assessed as real property if permanently affixed to property.
- Rate: Excluding those counties with two million inhabitants or more, a privilege tax is charged based on square footage and age of model; it ranges from 7.5 - 15.0 cents per square foot.

Indiana

- Base: Assessed at 100 percent effective February 28, 2001.
- Rate: The total state tax rate is limited to 33 cents on each \$100 of valuation. Incorporated areas are limited to a total rate of 66.67 cents on each \$100 of valuation, and all unincorporated areas are limited to a total rate of 41.67 cents on each \$100 of valuation.

Kentucky

- Base: Classified as real estate if on a permanent foundation. Assessed at 100 percent fair cash value.
- Rate: The total tax rate includes all lawful state and local levies.

Massachusetts

- Base: If located in a licensed manufactured home park, then it is exempt from real property and assessed as motor vehicles excise tax; base is 90 percent of list price for first year, depreciated to 10 percent for the fifth year and thereafter.
- Rate: Total rate of \$25 per \$1,000 of assessed value.

Michigan

- Base: Assessed at 50 percent of cash value.
- Rate: Total of local tax levies; a state education tax is imposed at 6.0 mills while the total cannot exceed 15 mills.

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New Jersey

- Base: When affixed to the land on a permanent foundation or connected to utility systems, assessed as real property at a percentage of true value not lower than 20 percent or higher than 100 percent. A manufactured home installed in a “mobile home park” is subject to an annual municipal service fee instead of taxed as real property.
- Rate: Total of local tax levies with limitations imposed.

New York

- Base: If attached to a foundation, assessed as real property at full market value; uniform percentages of value vary by taxing units.
- Rate: Total of local tax levies.

Ohio

- Base: If a manufactured or mobile home is first located in Ohio or has ownership transferred on or after January 1, 2000, it is assessed at 35 percent of true value. If located in Ohio prior to January 1, 2000, it may be assessed at 35 percent of true value at the discretion of the home owner, otherwise the manufactured home or mobile home is assessed at 40 percent of the amount derived by multiplying the greater of either the home’s cost or market value at the time of purchase by a depreciation percentage (from one of two alternative schedules).**
- Rate: Total of local voted tax levies; under the depreciation assessment method the minimum tax is \$36.**

Pennsylvania

- Base: If permanently attached to land or connected to utility systems, assessed at a percent of full market value at a ratio of 75 - 100 percent, depending on location.
- Rate: Total of local tax levies.

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Texas

- Base: If the owner of the home and land is the same, then the tax is assessed as real property (full market value). If the owner of the home and land are different (property leased/rented), the home is taxed as personal property.
- Rate: Total of local tax levies.

West Virginia

- Base: If the home is affixed to land, and the owner of the land is the same, and the owner also occupies the home then it is taxed as residential real property. If the home is occupied by the owner, but located on land owned by another owner, it is taxed as personal property. All property is assessed at 60 percent of market value.
- Rate: Total rate charged is the aggregate rate of all state, county, city, and special taxing district levies.

