

LOCAL TAXES  
**MANUFACTURED HOME TAX**

**Taxpayer**

All manufactured or mobile home owners not specifically exempt.

**Tax Base**

If situated in Ohio prior to January 1, 2000, the assessed value of a manufactured or mobile home is 40% 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 situated in Ohio or has ownership transferred on or after January 1, 2000, it is assessed at 35% 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 Ohio Revised Code.

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<b>Revenue</b> (In Millions)	
<b>Calendar</b>	<b>Taxes</b>
<b>Year</b>	<b>Levied</b>
2002	\$25.3
2003	20.9
2004	18.0
2005	15.8
2006	13.7

*Note: Excludes manufactured homes taxed as real property.*

### **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% goes to the county auditor and 2.0% 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**

The Homestead Exemption is granted to qualified elderly and disabled homeowners. (See **Property Tax – Real** section.)

### **Sections of Ohio Revised Code**

Sections 4501.01 and 4503.06 - 0611.

### **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.
- 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.
- 2004 • Ohio Manufactured Homes Commission established to regulate the installation of manufactured housing in Ohio, including licensing and training of installers. The commission was also charged with setting a statewide standard for a permanent foundation, to which a manufactured or mobile home must be affixed before it can be converted to real property.

**Comparisons with Other States** (As of 05/07)  
**California**

Base: Assessed and taxed as real property if on permanent foundations. 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% of full cash value.

All other manufactured/mobile homes are subject to a motor vehicle license fee at a rate of 2.0% of the market value of the manufactured/ mobile home.

**Florida**

Base: Assessed and 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. Mobile homes are generally subject only to a license tax.

Rate: The total tax rate includes all lawful state and local levies.

**Illinois**

Base: Assessed as real property if permanently affixed to property. Mobile homes that are on temporary foundations are subject to a mobile home privilege tax in lieu of property tax.

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 \$0.075 - \$0.15 per square foot.

**Indiana**

Base: Assessed and taxed as real property if attached to permanent foundations or located on owner's land. Mobile homes not meeting these requirements are assessed as personal property.

Rate: The total tax rate includes all lawful state and local levies.

**Kentucky**

Base: Classified as real property and assessed at 100% fair cash value.

Rate: The total tax rate includes all lawful state and local levies.



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**Massachusetts**

Base: Assessed and taxed as real property if attached to real estate and used as a permanent residence. If located in a licensed manufactured home park, exempt from property tax but subject to a monthly license fee.

Rate: The total tax rate includes all lawful state and local levies.

**Michigan**

Base: Assessed as real property if without a fixed undercarriage. If located in a mobile home park, it is taxed as a trailer coach at a rate of \$3.00 per month.

Rate: Total of local tax levies; a state education tax is imposed at 6.0 mills while the total cannot exceed 15 mills.

**New Jersey**

Base: When affixed to the land on a permanent foundation or connected to utility systems and habitable as a permanent dwelling, assessed as real property. A manufactured home installed in a mobile home park is subject to an annual municipal service fee in lieu of property taxes.

Rate: Total of local tax levies with limitations imposed.

**New York**

Base: Assessed as real property if attached to a foundation. Mobile and manufactured homes adaptable to motivation are taxed as real property unless specifically exempted.

Rate: Total of local tax levies.

**Pennsylvania**

Base: Assessed as real property if permanently attached to land or connected to utility systems for over three years.

Rate: Total of local tax levies.

**Texas**

Base: Assessed as real property if the owner of the home and land is the same. 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.



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**West Virginia**

Base: Assessed as residential real property if affixed to land, the owner of the land is the same, and the owner also occupies the home. All real property is assessed at 60% percent of market value. All mobile homes not situated on land owned by the owner of the mobile home are taxed as personal property.

Rate: Total rate charged is the aggregate rate of all state and local district levies.