



PUBLIC PROTECTION CABINET

Department of Housing, Buildings and Construction

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Department Of Housing, Buildings, and Construction Manufactured Housing Facts Sheet

1. Inspections conducted for Manufactured Homes and Recreational Vehicles are no longer conducted through the State Fire Marshal's Office. The Manufactured Housing Section within the Division of Building Code Enforcement conducts these inspections.
2. The Manufactured Housing Section issues two (2) types of seals when conducting inspections.
 - A. **B1** - This is a seal issued to a unit that has satisfactorily passed an inspection and is deemed safe for Human Occupancy.
 - B. **B2** - This is a seal issued to a unit that has not passed an inspection and is deemed not safe for human occupancy. Manufactured home units shall only be sold for the purpose of use as a storage or utility building.
3. The inspection fee for a **manufactured home** is \$75.00 and the seal fee is \$25.00 for a **total of \$100.00 due at the time of the inspection.**
4. The inspection fee for a **recreational vehicle** is \$35.00 and the seal fee is \$25.00 for a **total of \$60.00 due at the time of the inspection.**
5. Acceptable forms of payment are money orders, checks, and debit/credit cards. Checks and money orders shall be made payable to the Kentucky State Treasurer. **Cash will not be accepted as a form of payment for inspections.**
6. Scenarios that would require a B-seal inspection from the Manufactured Housing Section are as follow per KRS 227.600 & 227.605:
 - A. A recreational vehicle or manufactured home that is being titled in Kentucky for the first time from another state. A B-seal inspection **is not** required on **new** recreational vehicle units that has **never** been titled **and** has a certificate of origin.



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- B. If proof of a B-seal inspection cannot be provided and verified at the time of the requested title transfer.
7. Virtual inspections are possible using digital apps such as Skype, Google duo, and face time. **Note: Virtual inspections are granted on an individual basis. Not all units will be candidates for this type of inspection.**
 8. KRS 227.550 specifically defines recreational vehicle into five classes: travel trailer, camping trailer, truck camper, park vehicle and motor home. These classes include recreational vehicles that are commonly referred to as pop-up campers and slide in campers. See definitions in highlighted sections below.
 9. The Manufactured Housing Section will not conduct inspections on homemade recreational vehicles or conversions. Examples include but are not limited to: buses, cargo vehicles, or stock trailers that have been converted to a recreational vehicle and were not constructed to industry or referenced standards.
 10. The Manufactured Housing Section does not conduct courtesy inspections for the purpose of providing consumers with a list of items that the unit being inspected will need to pass. These items can be discussed at the time the inspection is being scheduled and it is the owner's discretion if they need to postpone inspection until they feel the unit will meet with requirements to pass inspection.
 11. Questions and concerns can be directed to:
Manufactured Housing Section Supervisor, Josh Wilson
Cell Phone: (606) 307-6783
E-Mail: Joshuae.wilson@ky.gov
 12. Inspections can be scheduled by contacting Shawna McMichael with the Manufactured Housing Section at (502) 573-1795.
E-Mail: Shawna.McMichael@ky.gov



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Highlights from this section regarding RV & Manufactured Homes

227.550 Definitions for KRS 227.550 to 227.660, 227.990, and 227.992.

As used in KRS 227.550 to 227.660, 227.990, and 227.992, unless the context requires a different definition:

(1) "Seal" means the United States Department of Housing and Urban Development seal for manufactured homes;

(2) "Class B1 Seal" and "Class B2 Seal" mean seals issued pursuant to subsection (1) of KRS 227.600;

(6) "Manufactured home" means a single-family residential dwelling constructed in accordance with the federal act, manufactured after June 15, 1976, and designed to be used as a single-family residential dwelling with or without a permanent foundation when connected to the required utilities, and includes the plumbing, heating, air conditioning, and electrical systems contained therein. The manufactured home may also be used as a place of business, profession, or trade by the owner, the lessee, or the assigns of the owner or lessee and may comprise an integral unit or condominium structure. Buildings the construction of which is not preempted by the federal act are subject to building code requirements of KRS Chapter 198B;

(7) "Factory-built housing" means manufactured homes, mobile homes, or mobile office units;

(9) "Mobile home" means a factory-built structure manufactured prior to June 15, 1976, which was not required to be constructed in accordance with the federal act;

(11) "Recreational vehicle" means a vehicular type unit primarily designed as temporary living quarters for recreational, camping, or travel use, which either has its own motive power or is mounted on or drawn by another vehicle not requiring a special permit for movement on Kentucky highways. The basic entities are: travel trailer, camping trailer, truck camper, motor home, and park vehicle;

(a) Travel trailer: A vehicular unit, mounted on wheels, designed to provide temporary living quarters for recreational, camping, or travel use, and of such size or weight as not to require special highway movement permits when drawn by a motorized vehicle, and with a living area of less than two hundred twenty (220) square feet, excluding built-in equipment (such as wardrobes, closets, cabinets, kitchen units, or fixtures) and bath and



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toilet rooms.

(b) **Camping trailer:** A vehicular portable unit mounted on wheels and constructed with collapsible partial side walls which fold for towing by another vehicle and unfold at the camp site to provide temporary living quarters for recreational, camping, or travel use.

(c) **Truck campers:** A portable unit constructed to provide temporary living quarters for recreational, travel, or camping use, consisting of a roof, floor, and sides, designed to be loaded onto and unloaded from the bed of a pickup truck.

(d) **Park vehicle:** A vehicle which:

1. Is built on a single chassis mounted on wheels;
2. Is primarily designed as temporary living quarters for seasonal or destination camping and which may be connected to utilities necessary for operation of installed fixtures and appliances;
3. Has a gross trailer area not exceeding four hundred (400) square feet in the set-up mode; and
4. Has a gross trailer area not less than two hundred forty (240) square feet and is certified by the manufacturer as complying with the current ANSI standard or the generally accepted industry standard as adopted by the department through the promulgation of an administrative regulation.

(e) **Motor home:** A vehicular unit designed to provide temporary living quarters for recreational, camping, or travel use built on or permanently attached to a self-propelled motor vehicle chassis or on a chassis cab or van which is an integral part of the completed vehicle;

Effective: June 29, 2017

History: Amended 2017 Ky. Acts ch. 169, sec. 72, effective June 29, 2017. -- Amended 2010 Ky. Acts ch. 24, sec. 411, effective July 15, 2010. -- Amended 2006 Ky. Acts ch. 217, sec. 2, effective July 12, 2006. -- Amended 2004 Ky. Acts ch. 74, sec. 1, effective July 13, 2004. -- Amended 2002 Ky. Acts ch. 75, sec. 1, effective July 15, 2002. -- Amended 1996 Ky. Acts ch. 340, sec. 1, effective July 15, 1996. -- Amended 1982 Ky. Acts ch. 181, sec. 1, effective July 15, 1982; and ch. 395, sec. 22, effective July 15, 1982. -- Amended 1980 Ky. Acts ch. 200, sec. 1, effective July 15, 1980. -- Amended 1979 (1st Extra. Sess.) Ky. Acts ch. 19, sec. 1, effective May 12, 1979. -- Amended 1976 Ky. Acts ch. 136, sec. 1. -- Created 1974 Ky. Acts ch. 76, sec.



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