

**DEPARTMENT OF HOUSING AND COMMUNITY DEVELOPMENT
DIVISION OF CODES AND STANDARDS**

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INFORMATION BULLETIN 2011- 05 (MH)

**TO: Local Building Departments
Dealers
Division Staff**

**SUBJECT: MANUFACTURED HOMES, MOBILEHOMES AND COMMERCIAL MODULARS
INSTALLED ON FOUNDATION SYSTEMS – HCD 433A**

This Information Bulletin is issued by the Department of Housing and Community Development (HCD) to inform local building departments and manufactured home dealers of a revision to the form "Notice of Manufactured Home, Mobilehome or Commercial Modular – Installation on a Foundation System (HCD 433A)".

California Health and Safety Code §18551(a) allows for the placement of manufactured homes, mobilehomes, and commercial modulars on foundations systems and requires specific fees, forms, documents and items to be used, transmitted and recorded in conjunction with an approved installation.

Units installed on foundation systems are not subject to registration by HCD. At the point of installation, the unit becomes a fixture or improvement to the real property, and becomes subject to local property tax. As a result, if the installation is in conjunction with an original purchase of a new unit – no title is issued by HCD. For used units – outstanding titles must be surrendered, and outstanding liens paid or lienholder(s) must agree to a unit's attachment to the property before the installation and recordation process is completed.

The HCD 433A has been significantly revised to allow for computer entry. It includes a signature line for enforcement agency official signature verification of no existing liens, or the lienholder(s) agreement of its installation on a foundation system. The reverse side of the form now contains a user guide.

Please note – This form may now be completed using Adobe software, printed/copied onto plain white paper, and then distributed as directed on the bottom of the form. As a result, HCD will no longer provide the printed form for use. To download the new form go to <http://www.hcd.ca.gov/codes/mhp/433A.pdf>. Any unused copies of the previous and now obsolete 433A should be destroyed or recycled.

If you have any questions or concerns regarding units placed on a foundation systems and/or use of the HCD 433A – please refer HCD's FAQ webpage at <http://www.hcd.ca.gov/codes/mhp/MH Program Web page FAQs-2.pdf>.

If you have any questions or concerns regarding the registration and titling process, you may call (916) 323-9224 or (800) 952-8356.


Kim Strange
Deputy Director