

## Park Trailer/Manufactured Home Label/Data Plate

### New Information

Park trailers and manufactured homes should have a label or data plate identifying the construction standards followed as either:

- An American National Standards Institute (ANSI) label for park trailers, which are licensed and titled by the Department of Motor Vehicles (DMV).
- U.S. Department of Housing and Urban Development (HUD) data plate for manufactured homes, which are licensed and titled by the California Department of Housing and Community Development (DHC).

### Procedures

The distinctions between a park trailer registered with the DMV and a manufactured home registered with the DHC are:

<i>Park Trailer</i>	<i>Manufactured Home</i>
<b>Definition:</b>	
A trailer meeting ANSI requirements is <b>not</b> a manufactured home.	A manufactured home meeting HUD requirements is <b>not</b> a park trailer.
<b>Label/Data Plate Type:</b>	
ANSI Label	HUD Data Plate
<b>Licensed and Titled by:</b>	
DMV	DHC ( <b>not</b> DMV, regardless if the unit was previously registered by another out-of-state motor vehicle division).
<b>Trailer Size:</b>	
Less than 400 square feet of gross floor area not counting attached porches. Cannot exceed 14 feet in width at the maximum horizontal projection.	Over 320 square feet of gross floor area; more than eight feet in width and more than 40 feet in length.
<b>Construction Standard:</b>	
ANSI A119.5 Standard for Recreational Park Trailers.	HUD Manufactured Home Construction and Safety Standards.
<b>Label/Data Plate Issued by:</b>	
Recreational Park Trailer Industry Association (RPTIA)	HUD (on the back of the unit)

**Procedures, *continued***

<i>Park Trailer</i>	<i>Manufactured Home</i>
<b>Label/Data Plate Size:</b>	
Optional	3" x 4"
<b>Label/Data Plate Material:</b>	
Adhesive	Red aluminum
<b>Label /Data Plate Location:</b>	
Exterior of the trailer, often by the front door.	Manufactured <b>after</b> June 15, 1976. A <i>HUD data plate</i> should be located on the left rear of the unit.  Manufactured <b>before</b> June 15, 1976. A <i>California label</i> should be located on the left rear of the unit.
<b>Additional Information:</b>	
Park trailers <b>do</b> have a vehicle identification number (VIN), but <b>no</b> additional serial number (SN) stamped into the front cross member of the chassis.	Manufactured homes <b>do not</b> have a VIN; instead, they <b>have</b> a SN stamped into the front cross member of the chassis. The HUD data plate will verify the: manufacturer's name, trade/model name, year of manufacture, SN, and HUD construction code label and zone.

Both trailer types also have a plate indicating Manufacturer/Model/Year/VIN or SN as follows:

<i>Type</i>	<i>Size</i>	<i>Material</i>	<i>Location</i>
Park Trailer	Usually 2" x 4"	Adhesive or metal	Near the electrical panel.
Manufactured Home	8 ½" x 11" to 8 ½" x 14"	Adhesive or metal	Inside the home, near the main electrical breaker box, usually in a nearby cabinet.

**IMPORTANT:** Park trailers do not qualify for a 5-year permanent trailer identification (PTI) registration and are subject to annual registration fees.

## Procedures, *continued*

**REG 31:** The trailers must be moved by permit, so DMV will **not** be completing the Verification of Vehicle (REG 31) form. If completing the REG 31, verify the data plate, and indicate in the Comments Section that the trailer contains a ANSI data plate.

- If the trailer contains a HUD data plate, refer the customer to HCD.
- SNs are cold stamped on the hitch or frame front cross member of each transportable section.

**NOTE:** Many manufacturers make park trailers just under the 400 square feet size restriction (e.g., 396 square feet), and a manufactured home can be as little as 320 square feet; therefore, it is important to locate the identifying data.

**REG 256:** In addition to regular or nonresident park trailer registration requirements, a Statement of Facts (REG 256), Section G, is required from the owner stating:

- “This unit being registered is an ANSI park trailer and contains XX square feet and is XX feet in width at the maximum horizontal projection.”
  - Cannot exceed 400 square feet of gross *floor* space (see *Vehicle Industry Registration Procedures Manual* §14.010 for loft exclusion area), not counting attached porches.
  - Cannot exceed 14 feet in width at the maximum horizontal projection.
- If no data plate is identified in the Comments Section of the REG 31 *and* the gross floor space stated is less than 400 square feet, the REG 256 must also include a statement from the customer as to how they determined that the trailer is a ANSI park trailer (e.g., the ANSI data plate was present on the trailer at one time, but fell off during transport).

## Background

DHC informed the DMV that since 1976, manufactured home manufacturers have been required to place a HUD data plate on a manufactured home which distinguishes them from park trailers and that park trailers often contain an ANSI label issued by the RPTIA which distinguishes park trailers from manufactured homes.

## Distribution

Notification that this memo is available online, at [www.dmv.ca.gov](http://www.dmv.ca.gov) under Publications was made via California DMV’s Automated E-mail Alert System in January 2012.

## Contact

Call the DMV Customer Communications Section, at (916) 657-6560 for further clarification of this memo. Upon request, this document can be produced in Braille or large print.

**References**

*California Health & Safety Code §§18009.3, 18007, and 18008*

*Vehicle Industry Registration Procedures Manual §§14.005 and 14.010*

*HUD Title VI Regulations*

A handwritten signature in blue ink, appearing to read "J. Shiimoto". The signature is fluid and cursive, with a large loop at the beginning.

JEAN SHIOMOTO, Deputy Director  
Communication Programs Division