

Manufactured Homes, Mobile Homes, Park Models and Modular Homes

Manufactured Home:

[Highlands County LDR's Section 12.02.104](#)

Definition # 182:

182. Manufactured home. The definition of the term "manufactured home" shall be as defined in F.S. § 320.01, as from time to time amended.

[Florida Statute 320.01](#)

(2)(b) "Manufactured home" means a mobile home fabricated on or after June 15, 1976, in an offsite manufacturing facility for installation or assembly at the building site, with each section bearing a seal certifying that it is built in compliance with the federal Manufactured Home Construction and Safety Standard Act.

Mobile Home:

[Highlands County LDR's Section 12.02.104](#)

Definition # 196:

196. Mobile home. A residential structure that is transportable in one or more sections, eight body feet or more in width, and over 35 feet in length, built on an integral chassis, and designed to be used as a dwelling when connected to the required utilities, and includes the plumbing, heating, air conditioning and electrical systems contained in the structure, constructed to standards promulgated by the United States Department of Housing and Urban Development, or if fabricated after June 15, 1976, each section shall bear a U.S. Department of Housing and Urban Development label certifying that it is built in compliance with the federal Manufactured Home Construction and Safety Standards.

Park Model:

[Highlands County LDR's Section 12.02.104](#)

Definition #221:

221. Park model. The term "park model" shall have the same definition as provided for the term "park trailer" in F.S. § 320.01.

[Florida Statute 320.01](#)

(1)(b)7. The "park trailer," which is a transportable unit which has a body width not exceeding 14 feet and which is built on a single chassis and is designed to provide seasonal or temporary living quarters when connected to utilities necessary for operation of installed fixtures and appliances. The total area of the unit in a setup mode, when measured from the exterior surface of the exterior stud walls at the level of maximum dimensions, not including any bay window, does not exceed 400 square feet when constructed to ANSI A-119.5 standards, and 500 square feet when constructed to United States Department of Housing and Urban Development Standards. The length of a park

trailer means the distance from the exterior of the front of the body (nearest to the drawbar and coupling mechanism) to the exterior of the rear of the body (at the opposite end of the body), including any protrusions.

Modular Home:

[Highlands County LDR's Section 12.02.104](#)

Definition #199:

199. Modular home. A manufactured building as defined by section 12.02.104.181. of this Code designed and intended for residential use. The term "modular home" does not include mobile homes.

Definition #181:

181. Manufactured building. The definition of the term "manufactured building" shall be as defined in F.S. § 553.36, as from time to time amended. For the purpose of this chapter, the term "manufactured building" does not include mobile homes.

[Florida Statute 553.36](#)

(13) "Manufactured building", "modular building," or "factory-built building" means a closed structure, building assembly, or system of subassemblies, which may include structural, electrical, plumbing, heating, ventilating, or other service systems manufactured in manufacturing facilities for installation or erection as a finished building or as part of a finished building, which shall include, but not be limited to, residential, commercial, institutional, storage, and industrial structures. The term includes buildings not intended for human habitation such as lawn storage buildings and storage sheds manufactured and assembled offsite by a manufacturer certified in conformance with this part. This part does not apply to mobile homes.