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**pennsylvania**  
DEPARTMENT OF TRANSPORTATION

# Driver and Vehicle Services Update

Bureau of Motor Vehicles – Research and Support Operations Section  
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This bulletin may be downloaded by visiting the Driver and Vehicle Services  
website at [www.dmv.state.pa.us](http://www.dmv.state.pa.us)

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## SPECIAL EDITION

### Act 36, Changes Related to Titling of Mobile Homes or Manufactured Homes

Act 36 of 2014 was signed into law April 18, 2014, and will be effective June 17, 2014. This Act amends Title 75, providing changes to definitions, and updates to documentation required to title mobile homes and manufactured homes.

This Act adds a definition in Section 102 of Title 75 for “Manufactured Home.” The definition for a manufactured home is as defined in Section 603(6) of the National Manufactured Housing Construction and Safety Standards Act of 1974 (Public Law 93-383, 42 U.S.C. Section 5402(6)).

The Act also adds Section 1111.1 into Title 75. This section describes additional documentation that must be included when transferring ownership of a mobile home or manufactured home that is anchored to the ground.

Effective June 17, 2014, if a mobile home or manufactured home that has been anchored to the ground to facilitate connections with electricity, water and sewerage is offered for sale or transfer, the transferor shall obtain a tax status certification from the Tax Claim Bureau of the county in which the home is situated, showing the real estate taxes due on the home as shown by the Tax Bureau records as of the date of the certification. This tax certification statement shall be provided to the transferee and PennDOT in conjunction with the transfer of ownership application.

This tax certification must include the following information:

- The parcel number assigned to the home.
- The amount of current or delinquent taxes owed from the parcel number.
- The date upon which a tax for the parcel number will accrue and the tax period that the tax will cover.
- The addresses and telephone numbers of the tax collection authority and tax claim bureau or equivalent office.

Should taxes be due, the transferor shall pay the delinquent real estate taxes in full or cause the taxes to be paid in full and an updated tax status certification must be obtained and provided to the transferee and PennDOT before the transfer is completed.

If the mobile home or manufactured home is not anchored to the ground to facilitate connections with electricity, water and sewerage, Form 16T, “Self Certification of Exemption from Tax Status Certificate When Transferring Ownership of a Mobile Home or Manufactured Home,” must be completed and attached to the title application. Form MV-16T is a new form developed for this purpose and will be available on our website at [www.dmv.state.pa.us](http://www.dmv.state.pa.us) on June 17, 2014.

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