

1 AN ACT concerning housing.

2 **Be it enacted by the People of the State of Illinois,**
3 **represented in the General Assembly:**

4 Section 1. Short title. This Act may be cited as the
5 Manufactured Home Installation Act.

6 Section 5. Definitions. As used in this Act:

7 "Manufactured home" is synonymous with "mobile home" and
8 means a structure that is a factory-assembled, completely
9 integrated structure designed for permanent habitation, with a
10 permanent chassis and so constructed as to permit its
11 transport, on wheels temporarily or permanently attached to its
12 frame, from the place of its construction to the location, or
13 subsequent locations, at which it is placed on a support system
14 for use as a permanent habitation, and designed and situated so
15 as to permit its occupancy as a dwelling place for one or more
16 persons. The term "manufactured home" includes manufactured
17 homes constructed after June 30, 1976 in accordance with the
18 federal National Manufactured Housing Construction and Safety
19 Standards Act of 1974.

20 "Mobile home park" means a tract of land or 2 or more
21 contiguous tracts of land that contain sites with the necessary
22 utilities for 5 or more manufactured homes either free of
23 charge or for revenue purposes.

1 Section 10. Installation requirements. A manufactured
2 home installed on private property that is not in a mobile home
3 park on or after the effective date of this Act must be
4 installed in accordance with the manufacturer's
5 specifications.

6 Section 900. The Mobile Home Park Act is amended by
7 changing Section 2.1 as follows:

8 (210 ILCS 115/2.1) (from Ch. 111 1/2, par. 712.1)

9 Sec. 2.1. "Mobile home" is synonymous with "manufactured
10 home" and means a structure that is a factory-assembled,
11 completely integrated structure designed for permanent
12 habitation, with a permanent chassis and so constructed as to
13 permit its transport, on wheels temporarily or permanently
14 attached to its frame, from the place of its construction to
15 the location, or subsequent locations, at which it is placed on
16 a support system for use as a permanent habitation, and
17 designed and situated so as to permit its occupancy as a
18 dwelling place for one or more persons. ~~means a structure~~
19 ~~designed for permanent habitation and so constructed as to~~
20 ~~permit its transport on wheels, temporarily or permanently~~
21 ~~attached to its frame, from the place of its construction to~~
22 ~~the location, or subsequent locations, at which it is intended~~
23 ~~to be a permanent habitation and designed to permit the~~

1 ~~occupancy thereof as a dwelling place for 1 or more persons.~~

2 The term "mobile home" shall include manufactured homes
3 constructed after June 30, 1976, in accordance with the Federal
4 "National Manufactured Housing Construction and Safety
5 Standards Act of 1974".

6 (Source: P.A. 85-565.)

7 (210 ILCS 115/2.10 rep.)

8 Section 904. The Mobile Home Park Act is amended by
9 repealing Section 2.10.

10 Section 905. The Illinois Manufactured Housing and Mobile
11 Home Safety Act is amended by changing Section 2 as follows:

12 (430 ILCS 115/2) (from Ch. 67 1/2, par. 502)

13 Sec. 2. Unless clearly indicated otherwise by the context,
14 the following words and terms when used in this Act, for the
15 purpose of this Act, shall have the following meanings:

16 (a) "Mobile home" is synonymous with "manufactured home"
17 and means a structure that is a factory-assembled, completely
18 integrated structure designed for permanent habitation, with a
19 permanent chassis and so constructed as to permit its
20 transport, on wheels temporarily or permanently attached to its
21 frame, from the place of its construction to the location, or
22 subsequent locations, at which it is placed on a support system
23 for use as a permanent habitation, and designed and situated so

1 as to permit its occupancy as a dwelling place for one or more
2 persons. ~~means a movable or portable unit, which is 8 body feet~~
3 ~~or more in width and is 32 body feet or more in length, and~~
4 ~~constructed to be towed on its own chassis (comprised of frame~~
5 ~~and wheels) from the place of construction to the location or~~
6 ~~subsequent locations, subject to the provisions of Chapter 15~~
7 ~~of The Illinois Vehicle Code, and designed to be used without a~~
8 ~~permanent foundation and connected to utilities for year round~~
9 ~~occupancy with or without a permanent foundation. The term~~
10 ~~shall include: (1) units containing parts that may be folded,~~
11 ~~collapsed, or telescoped when being towed and that may be~~
12 ~~expanded to provide additional cubic capacity, and (2) units~~
13 ~~composed of two or more separately towable components designed~~
14 ~~to be joined into one integral unit capable of being separated~~
15 ~~again into the components for repeated towing. The term shall~~
16 include units designed to be used for residential, commercial,
17 educational or industrial purposes, excluding, however,
18 recreational vehicles.

19 (b) "Person" means a person, partnership, corporation, or
20 other legal entity.

21 (c) "Manufacturer" means any person who manufactures
22 mobile homes or manufactured housing at the place or places,
23 either on or away from the building site, at which machinery,
24 equipment and other capital goods are assembled and operated
25 for the purpose of making, fabricating, forming or assembling
26 mobile homes or manufactured housing.

1 (d) "Department" means the Department of Public Health.

2 (e) "Director" means the Director of the Department of
3 Public Health.

4 (f) "Dealer" means any person, other than a manufacturer,
5 as defined in this Act, who sells 3 or more mobile homes or
6 manufactured housing units in any consecutive 12-month period.

7 (g) "Codes" means the safety codes for manufactured housing
8 and mobile homes promulgated by the Department. The Codes shall
9 contain the standards and requirements for manufactured
10 housing and mobile homes so that adequate performance for the
11 intended use is made the test of acceptability. The Code of
12 Standards shall permit the use of new and used technology,
13 techniques, methods and materials, for both manufactured
14 housing and mobile homes, consistent with recognized and
15 accepted standards adopted by the Building Officials
16 Conference of America, the International Conference of
17 Building Officials, the Southern Building Codes Congress, the
18 National Fire Protection Association, the International
19 Association of Plumbing and Mechanical Officials, the American
20 National Standards Institute, the Illinois State Plumbing
21 Code, and the United States Department of Housing and Urban
22 Development, hereinafter referred to as "HUD", applying to
23 manufactured housing and mobile homes. A copy of said safety
24 codes, including said revisions thereof is on file with the
25 Department.

26 (h) "Seal" means a device or insignia issued by the

1 Department to be displayed on the exterior of the mobile home
2 or manufactured housing unit to evidence compliance with the
3 applicable safety code.

4 (i) "Manufactured housing" or "manufactured housing unit"
5 means a building assembly or system of building sub-assemblies,
6 designed for habitation as a dwelling for one or more persons,
7 including the necessary electrical, plumbing, heating,
8 ventilating and other service systems, which is of closed or
9 open construction and which is made or assembled by a
10 manufacturer, on or off the building site, for installation, or
11 assembly and installation, on the building site, with a
12 permanent foundation.

13 (j) "Closed construction" is any building, component,
14 assembly or system manufactured in such a manner that all
15 portions cannot readily be inspected at the installation site
16 without disassembly, damage to, or destruction thereof.

17 (k) "Open construction" is any building, component,
18 assembly or system manufactured in such a manner that all
19 portions can be readily inspected at the installation site
20 without disassembly, damage to, or destruction thereof.

21 (l) "Permanent foundation" means a closed perimeter
22 formation consisting of materials such as concrete, mortared
23 concrete block, or mortared brick extending into the ground
24 below the frost line which shall include, but not necessarily
25 be limited to, cellars, basements, or crawl spaces, but does
26 exclude the use of piers.

1 (m) "Code compliance certificate" means the certificate
2 provided by the manufacturer to the Department that warrants
3 that the manufactured housing unit or mobile home complies with
4 the applicable code.

5 (Source: P.A. 79-731.)

6 Section 910. The Manufactured Home Quality Assurance Act is
7 amended by changing Section 10 as follows:

8 (430 ILCS 117/10)

9 Sec. 10. Definitions. In this Act:

10 "Department" means the Illinois Department of Public
11 Health.

12 "Licensed installer" means a person who has successfully
13 completed a manufactured home installation course approved by
14 the Department and paid the required fees.

15 "Manufactured home" is synonymous with "mobile home" and
16 means a structure that is a factory-assembled, completely
17 integrated structure designed for permanent habitation, with a
18 permanent chassis and so constructed as to permit its
19 transport, on wheels temporarily or permanently attached to its
20 frame, from the place of its construction to the location, or
21 subsequent locations, at which it is placed on a support system
22 for use as a permanent habitation, and designed and situated so
23 as to permit its occupancy as a dwelling place for one or more
24 persons; ~~provided, that any such structure resting wholly on a~~

1 ~~permanent foundation, which is a continuous perimeter~~
2 ~~foundation of material such as mortared concrete block,~~
3 ~~mortared brick, or concrete which extends into the ground below~~
4 ~~the established frost depth and to which the home is secured~~
5 ~~with foundation bolts at least one half inch in diameter,~~
6 ~~spaced at intervals of no more than 6 feet and within one foot~~
7 ~~of the corners, and embedded at least 7 inches into concrete~~
8 ~~foundations or 15 inches into block foundations, shall not be~~
9 ~~construed as a mobile home or manufactured home.~~ The term
10 "manufactured home" includes manufactured homes constructed
11 after June 30, 1976 in accordance with the federal National
12 Manufactured Housing Construction and Safety Standards Act of
13 1974 ~~and does not include an immobilized mobile home as defined~~
14 ~~in Section 2.10 of the Mobile Home Park Act.~~

15 "Manufacturer" means a manufacturer of a manufactured
16 home, whether the manufacturer is located within or outside of
17 the State of Illinois.

18 "Mobile home" means a manufactured home.

19 "Mobile home park" means a tract of land or 2 or more
20 contiguous tracts of land which contain sites with the
21 necessary utilities for 5 or more manufactured homes either
22 free of charge or for revenue purposes.

23 (Source: P.A. 92-410, eff. 1-1-02.)

24 Section 999. Effective date. This Act takes effect upon
25 becoming law.