A titled manufactured home has a Colorado Certificate of Title issued by the County Clerk and Recorder. Titled homes are typically located in a manufactured home park.

An untitled home is a home that has not yet been titled. The Notice of Real Estate Recordation (MHTD) is an application for a Certificate of Title.

When a titled manufactured home is no longer capable of being drawn over the public highways and is permanently affixed to land, the owner must submit the following documents to the county clerk and recorder:

- Certificate of Title
- Application to purge title
- Certificate of Permanent Location
- Manufacturer’s Certificate or Statement of Origin and Bill of Sale or dealer’s invoice (if new)

If a manufactured home is permanently affixed to the land, but the owner has no proof that the title was purged prior to July 1, 2008, the owner must record an Affidavit of Real Property for a Manufactured Home to ensure that the county records reflect that the manufactured home is valued and taxed with the land.

When a titled manufactured home is no longer capable of being drawn over the public highways and is permanently affixed to land subject to a long-term lease of at least 10 years, the owner must submit the following documents to the county clerk and recorder:

- Certificate of Title
- Application to purge title
- Certificate of Permanent Location, LTL
- Copy of land lease
- Manufacturer’s Certificate or Statement of Origin and Bill of Sale or dealer’s invoice (if new)
Relocating Home

- **New Titled Manufactured Homes**
  When an individual buys a new manufactured home from a dealer, the dealer typically has obtained the permit(s) required to transport the manufactured home using the dealer’s vehicle(s).

- **Existing Titled Manufactured Homes**
  Before a titled manufactured home is moved, the owner must pre-pay the property taxes and notify the county assessor and the county treasurer of the impending move. Failure to prepay the taxes and notify the assessor and treasurer of the impending move may result in a fine of not less than $100 and not more than $1,000.

The county treasurer or assessor will issue an Authentication of Paid Ad Valorem Taxes (authentication form) and a transportable manufactured home permit. The transportable manufactured home permit is an orange placard that must be prominently displayed on the rear of the titled manufactured home during transit. The fine for moving a titled manufactured home without either a permit or an authentication form is $200. If the move is on state highways, an excess size transport permit must also be obtained from the Colorado Department of Transportation.

Within 20 days following the move, the owner must provide the assessor and the treasurer of the county in which the titled manufactured home is now located with the mailing address of the owner and the physical location of the titled manufactured home.

**Destruction of Home**

If a titled manufactured home is destroyed, dismantled, sold as salvage, or otherwise disposed of, the owner must file a Certificate of Destruction with the county clerk and recorder. If a titled manufactured home is deemed hazardous by a governmental agency, the land owner can file a Certificate of Destruction along with the ‘Evidence of Violation’ in order to have the home removed or disposed of.

**UNTITLED MANUFACTURED HOMES**

**Relocating Home**

Before an untitled manufactured home can be moved from its permanent location, the owner must submit a Certificate of Removal to the county clerk and recorder, apply for a Certificate of Title, and then follow the procedures for relocating an existing titled manufactured home.

If a manufactured home was permanently affixed to land prior to July 1, 2008, the owner must submit the following documents to the county clerk and recorder before the manufactured home can be moved.

- Affidavit of Real Property for a Manufactured Home
- Verification of VIN number
- Certificate of Removal
- Copies of deeds that were recorded since the home became permanently affixed
- Application for a Certificate of Title

**Destruction of Home**

If a manufactured home that is permanently affixed to the land is destroyed, dismantled, sold as salvage, or otherwise disposed of, the owner must file a Certificate of Destruction with the county clerk and recorder.

**DESTRUCTION BY NATURAL CAUSES**

When residential improvements are destroyed, demolished, or relocated as a result of a natural cause on or after January 1, 2010, the residential land classification shall remain in place for the year of destruction and the two following property tax years. The residential land classification may remain in place for additional property tax years but no more than a total of five property tax years, if the assessor determines there is evidence the owner intends to rebuild or locate a residential improvement on the land.

For additional information regarding manufactured homes, contact the Division of Property Taxation at (303) 864-7777, or contact the county assessor or county clerk and recorder.

**ADDITIONAL INFORMATION**

The forms listed below are available on the Colorado Division of Property Taxation’s website at dola.colorado.gov/property-taxation-forms.

- Manufactured Home Transfer Declaration
- Certificate of Permanent Location for a Manufactured Home
- Certificate of Permanent Location for a Manufactured Home Subject to a Long-Term Land Lease
- Affidavit of Real Property for a Manufactured Home
- Certificate of Removal for a Manufactured Home
- Certificate of Destruction for a Manufactured Home

For further information please visit our website at dola.colorado.gov/property-taxation.