

Visit Our Website:
<http://www.rctlma.org/building/index.html>

Organizations that can help

Department of Housing and Community Development
1800 Third Street,
Sacramento CA 95814
1-800-952-5275

Western Manufactured Housing Communities
Association
455 Capitol Mall, Suite 800
Sacramento, CA 95814
916-448-7002

Golden State Manufactured-Home Owners League
11021 Magnolia Avenue
Garden Grove CA 92841
(714) 826-4071

Manufactured Homeowners Network
80 Huntington St. # 266
Huntington Beach, CA 92668-5343
(714) 536-3850

It May Cost You...

Consequences for non-compliance:

- 1) Your property may be subject to the County's abatement process.**
- 2) A Notice of Non-Compliance may be recorded against your property which may interrupt the sale of your property or the re-financing of existing loans attached to the property.
- 3) You may be subject to administrative citations with penalty assessments ranging from \$100.00 to \$500.00 per violation.
- 4) You may be subject to a misdemeanor citation with fines up to \$1000.00 and imprisonment in a County detention facility for up to 6 months or both.

**Certain violations may be subject to the County Abatement process. These violations may include: substandard buildings, substandard mobile homes, an excessive amount of outside storage of materials or an accumulation of trash and rubbish. The abatement process is used generally when other forms of voluntary compliance have failed. Should your property be involved in an abatement action there are a few things you must understand: (1) Even though an abatement action has commenced, you still have the opportunity to voluntarily remove the nuisance violation; (2) The abatement process is time sensitive. Once the process has begun, generally the only way to stop it is by bringing the property into compliance; (3) There may be a public hearing in front of the County Board of Supervisors before the agency can abate the violation or you may have the right to a hearing in front of a hearing officer; (4) The agency can remove the violation from your property without your consent pursuant to a seizure warrant granted by the courts; (5) You will be responsible for all costs associated with the investigation and abatement of the nuisance; (6) A Notice of Non-compliance will be recorded against your property which may interrupt the sale of your property or the re-financing of existing loans

COUNTY OF RIVERSIDE BUILDING & SAFETY DEPARTMENT

General Information & Permit Assistance Centers

Districts 1, 2, 5
4080 Lemon Street, 2nd Floor
Riverside, CA 92501
(951) 955-1800

Air Force Village West ♦ Alberhill ♦ Gavilan Hills ♦ Hosethief Canyon ♦ La Sierra ♦ Lake Elsinore* ♦ Lake Matthews ♦ Lakeland ♦ Mead Valley ♦ Orangecrest ♦ Perris* ♦ Wildomar ♦ Lake Matthews (n/o Cajalco) ♦ Sedco Hills ♦ Woodcrest ♦ Belltown ♦ Corona * ♦ Coronita ♦ Crestmore ♦ Eastvale ♦ El Cerrito ♦ Glen Avon ♦ Home Gardens ♦ Indian Hills ♦ Jurupa Valley ♦ Mira Loma ♦ Norco* ♦ Pedley ♦ Rubidoux ♦ Sunnyslope ♦ Banning* ♦ Beaumont* ♦ Cabazon ♦ Calimesa* ♦ Cherry Valley ♦ Desert Hot Springs ♦ Eden Hot Springs ♦ Garnet ♦ Gilman Hot Springs ♦ Good Hope ♦ Highgrove ♦ Juniper Flats ♦ Lake Perris ♦ Lakeview ♦ Meadowbrook ♦ Painted Hills ♦ Reche Canyon ♦ Romoland ♦ Twin Pines ♦ University City ♦ Whitewater ♦ Windy Point

District 3

39493 Los Alamos Road, Ste. A
Murrieta, CA 92563
(951) 600-6100

Aguanga ♦ Anza ♦ Canyon Lake* ♦ Cottonwood Canyon ♦ French Valley ♦ Garner Valley ♦ Green Acres ♦ Hemet* ♦ Homeland ♦ Idyllwild ♦ Lake Riverside ♦ Lake Skinner ♦ Menifee ♦ Mountain Center ♦ Murrieta* ♦ Murrieta Hot Springs ♦ Pine Cove ♦ Pine Meadow ♦ Pinyon Pines ♦ Poppet Flats ♦ Quail Valley ♦ Rancho California ♦ San Jacinto* ♦ Soboba Hot Springs ♦ Sun City ♦ Vail Lake ♦ Valle Vista ♦ Winchester

District 4

82-675 Highway 111, Rm. 209
Indio, CA 92201
(760) 863-8271

Bermuda Dunes ♦ Blythe* ♦ Chiriaco Summit ♦ Coachella* ♦ Desert Center ♦ Eagle Mountain ♦ Indio* ♦ Indio Hills ♦ Mecca ♦ Mesa Verde ♦ North Shore ♦ Oasis ♦ Palm Springs* ♦ Ripley ♦ Sky Valley ♦ Thermal ♦ Thousand Palms ♦ Valerie Jean

*does not include incorporated city areas

COUNTY OF RIVERSIDE BUILDING & SAFETY DEPARTMENT

"Helping build and maintain safe and livable communities through quality customer service."

Manufactured Homes in Riverside County



COUNTY ORDINANCE 457

The accomplishment of owning your own home is truly an American dream. Owning and maintaining a home is a big responsibility and can often have legal requirements. Riverside County has requirements for manufactured homes to ensure that they are structurally sound and in good repair. All property owners, including absentee property owners, must ensure that all the buildings on their property are kept up to building code standards. Most importantly, no mobile home or manufactured home can be installed on a lot zoned for a single family dwelling if more than 10 years has passed since the date of manufacture and the date of the application for the issuance of a permit to install the manufactured home. This informational pamphlet will provide you with the information needed to keep you in compliance with County regulations for manufactured homes.

Manufactured Home Requirements

- A permit is required before a person is allowed to transport a manufactured home onto their private property for the purpose of installation and ultimate occupancy. Storage of an un-permitted manufactured home on a private property is not permitted in any zone in Riverside County.
- All installation must be in accordance with the California Health and Safety Code and Title 25 of the California Code of Regulations.
- All roofing material is authorized except for metal.
- A Mobile home cannot be installed on a permanent foundation, on a lot zoned for a single family dwelling, if more than 10 years has elapsed between the date of manufacture and the date of application for issuance of a permit. This exclusion does not apply to legally permitted manufactured homes converting from a pier foundation system to a permanent foundation system.



A manufactured home that is installed on a permanent foundation cannot be older than 10 years.

“The installation of all units shall be in accordance with the relevant requirements of the California Health and Safety Code and Title 25 of the California Code of Regulations relating to such installations and in accordance with any specific requirements of this ordinance.”

Other Important Requirements & Considerations

- **Roofing** All roofing material except metal is permitted for manufactured homes.
- **Siding** All siding material except metal is permitted for manufactured homes.
- **Size** All manufactured homes must be at least 750 square feet.
- **Utilities** Utility connections made permanent, in a manner applicable to buildings

Applying for a Permit

When applying for a permit to install a mobile home, you must submit three sets of plans and specifications. Listed below is what should be included in these plans:

- One plot plan must indicate the planned location of the home and the locations of the electrical, gas, water and sewer connections.
- The number of the insignia of approval and the serial number
- The approved manufacturer’s installation instructions specifying the location of all stabilizing devices and devices and methods in connecting all components and systems.

Mobile Home Check List

Mobile Home Site Prep

- Completed Application
- 3 copies of site/plot plan
- Health approval is required if a septic system will be installed
- Acknowledgement of grading options

Permanent Foundation Permit

- Completed Application
- 3 copies of site/plot plan
- Valid mobile home install permit
- 2 Copies of foundation plan
- Serial Number of the Mobile Home
- Copy of conditions
- Developer Impact Fee Receipt
- Transportation Uniform Mitigation Fee
- Open Space Fee

Mobile Home Install Permit

- Completed Application
- 3 copies of site/plot plan
- Valid site prep permit
- Manufactures Certificate of Origin
- School fee receipt
- Copy of conditions
- Grant Deed
- Mobile Home title search from Housing and Development
- 433 form complete
- If the title search or certificate of origin is not in the applicant’s name, a notarized letter from the legal owner will be required.