

IMPORTANT NOTICE ON PARK TRAILERS AND MOBILE HOMES
CONSTRUCTED TO HUD STANDARDS

It has come to the attention of the Department that some licensed mobile/manufactured home manufacturers also manufacture Park Trailers built to ANSI and HUD standards for distribution to their dealers.

Park Trailers are considered recreational vehicles in Florida. Therefore, manufacturers of Park Trailers must meet the licensing requirements with the Department as a recreational vehicle manufacturer. Once the manufacturer is licensed they may enter into agreements with licensed recreational vehicle dealers to sell their line of Park Trailers, which have been manufactured in accordance with the requirements of section 320.3203, Florida Statutes. Mobile home dealers who have a recreational vehicle endorsement on their license from the Department are allowed to sell recreational vehicles. Listed below is the definition of a “park trailer” as outlined in section 320.01(1)(b)(7), Florida Statutes:

A recreational vehicle-type unit primarily designed as temporary living quarters for recreational, camping, or travel use, which either has its own motive power or is mounted on or drawn by another vehicle. Recreational vehicle-type units, when traveling on the public roadways of this state, must comply with the length and width provisions of s. [316.515](#), as that section may hereafter be amended. As defined below, the basic entities are:

“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.”

A licensed mobile home manufacturer has the ability to construct a structure to the U.S. Department of Housing and Urban Development (HUD) Manufactured Home Construction and Safety Standards (Title 24 CFR 3280) that is less than 500 square feet. If the structure is intended for use as a dwelling, then it should be designated as a “Mobile Home” under the field for body type on the Manufacturers Statement of Origin (MSO). A home with a “Mobile Home” MSO is a “Manufactured Home” and can be sold by a licensed mobile home dealer.

Conversely, if a licensed mobile home manufacturer constructs a structure to the U.S. Department of Housing and Urban Development (HUD) Manufactured Home Construction and Safety Standards (Title 24 CFR 3280) that is less than 500 square feet and designates that structure as a “Park Trailer”, they must also be licensed as a recreational vehicle manufacturer. In that instance, the structure is a recreational vehicle and must be sold by a licensed recreational dealer or a mobile home dealer with a recreational vehicle endorsement on their license. The unit must be designated as a “Park Trailer” under the field for body type on the Manufacturers Statement of Origin (MSO).

Please Note: The Manufacturers Statement of Origin (MSO) must clearly indicate under the field for body type whether the unit is a “Mobile Home” or a “Park Trailer” as this will ensure that the unit is properly titled and registered for the customer.

For assistance, please call the Dealer License Section at 850-617-3003 (press 1).

Sincerely,

Dealer License Section
Bureau of Issuance Oversight
Division of Motorist Services