



STATE OF ARIZONA
DEPARTMENT OF HOUSING
1110 WEST WASHINGTON, SUITE 280
PHOENIX, ARIZONA 85007
(602) 771-1000 FAX: 602-771-1002
WWW.AZHOUSING.GOV

REHABILITATION OF MOBILE HOMES

A mobile home is defined as a residential structure built before June 15, 1976, on a permanent chassis, capable of being transported in one or more sections and is installed on a foundation system and connected to on-site utilities. The foundation system may or may not be a permanent foundation. Mobile homes do not include recreational vehicles, HUD manufactured homes (built on or after June 15, 1976 to the HUD code), or factory-built buildings (also known as modular homes).

Arizona Revised Statutes 41-4008 requires that mobile homes that are moved from one mobile home park in this state to another mobile home park in this state, and mobile homes entering the state be rehabilitated for the safety of the home and its occupants. Rehabilitation is required prior to moving the mobile home from the existing mobile home park, except for mobile homes moving into this state which are required to be rehabilitated once they arrive to a site in this state.

Please verify the local zoning requirements with the city, town or county BEFORE planning to relocate a mobile home. Some local jurisdictions have requirements that exceed the state requirements; some local jurisdictions do not allow mobile homes.

The cost of rehabilitating a mobile home may be reimburse to the owner of the mobile home if the household income of the owner of the mobile home is at or below 100% of the current federal poverty guidelines published annually by the United States Department of Health and Human Services.

REHABILITATION PERMIT

The Department of Housing issues all Rehabilitation Permits. Local jurisdiction (city, towns, counties) require planning and zoning permits prior to installing a mobile home.

The Department's Rehabilitation Permit Application and instructions are found:

- [https://housing.az.gov/sites/default/files/Rehabilitation Permit Application ADOH 09-2017.pdf](https://housing.az.gov/sites/default/files/Rehabilitation%20Permit%20Application%20ADOH%2009-2017.pdf)
- <https://housing.az.gov/sites/default/files/Instructions>

The fee required for the Rehabilitation Permit for the period of July 1, 2024 through June 30, 2025 is found on the Department's website:

- [https://housing.az.gov/sites/default/files/documents/files/FEE%20SCHEDULE%202024 2025.pdf](https://housing.az.gov/sites/default/files/documents/files/FEE%20SCHEDULE%202024%202025.pdf)

ARIZONA DEPARTMENT OF HOUSING
REQUEST FOR REHABILITATION ASSISTANCE

I hereby request assistance from the Mobile Home Relocation fund as set forth in Arizona Revised Statutes ("A.R.S.") § 41-4008. By signing this form, I certify that I am a tenant as defined in A.R.S. § 41- 4008 and eligible to receive assistance.

(Signature of Owner)

(Date)

OWNERS NAME: _____
(Please Print)

PARK NAME: _____

UNIT ADDRESS: _____ Space #: _____

CITY: _____ State: _____ Zip Code: _____

Phone Number: _____ E-MAIL: _____

Unit year: _____ Manufacturer: _____

How long have you lived in the unit? _____

Do you plan to live in the unit after it is moved? YES NO

Annual Gross Income: \$ _____

Number of immediate family members you support living in the unit (**including yourself**): _____

A copy of your last year's Federal Income Tax Return "MUST" be returned with this form.

Also please submit additional documents necessary such as: W-2 Forms, Pay Check Stubs, Welfare Benefits, Social Security, all sources of income you may receiving.

Mailing Address if different from where unit is:

On the next page, list the names of all immediate family members you support who are living in the mobile home along with their social security numbers. This must be filled out completely.

This form must be completed and returned along with documents to:

Arizona Department of Housing 1110 W. Washington, Suite 280, Phoenix, AZ 85007

Or e-mail: kimberly.merrill@azhousing.gov

<u>NAME</u>	<u>RELATIONSHIP</u>	<u>SOCIAL SECURITY#</u>
_____	_____	_____
_____	_____	_____
_____	_____	_____
_____	_____	_____
_____	_____	_____
_____	_____	_____

ARIZONA REVISED STATUTE (A.R.S.) § 41-4008
REIMBURSEMENT FROM RELOCATION FUND;
Costs of complying with standards; Definition

- A. The cost of bringing a mobile home into compliance with the requirement of this article may be reimbursed to the owner from the mobile home relocation fund established under §33-1476.02, if all of the following are true:
1. The mobile home is moved from one mobile home park in this state to another mobile home park in this state.
 2. The household income of the owner of the mobile home is at or below one hundred percent of the current federal poverty level guidelines as published annually by the United States Department of Health and Human Services.
 3. The mobile home is not being relocated as the result of a judgment in a forcible detainer or special detainer action requiring the owner to vacate the mobile home park in which the mobile home is located.
- B. The amount of the reimbursement pursuant to this section shall not exceed one thousand five hundred dollars for the costs related to any mobile home.
- C. In this section, "owner means an individual whose primary residence has been the mobile home continuously for the six month period preceding an application for reimbursement, or an individual who has purchased the mobile home and who intends to reside in the mobile home as the individual's primary residence after the relocation. The fund shall have a claim for reimbursement of sums received under this section by an individual who fails to reside in the mobile home for six months following its relocation, unless failure was due the death or disability of a resident.

**U.S. FEDERAL POVERTY GUIDELINES USED TO DETERMINE FINANCIAL ELIGIBILITY FOR
CERTAIN FEDERAL PROGRAMS**

HHS POVERTY GUIDELINES FOR 2024

The 2024 poverty guidelines are in effect as of January 17, 2024

[Federal Register Notice, January 17, 2024 - Full text.](#)

2024 POVERTY GUIDELINES FOR THE 48 CONTIGUOUS STATES AND THE DISTRICT OF COLUMBIA	
PERSONS IN FAMILY/HOUSEHOLD	POVERTY GUIDELINE
For families/households with more than 8 persons, add \$5,380 for each additional person.	
1	\$15,060
2	\$20,440
3	\$25,820
4	\$31,200
5	\$36,580
6	\$41,960
7	\$47,340
8	\$52,720



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MOBILE HOME REHABILITATION PERMIT APPLICATION

OWNER INFORMATION	
Name:	_____
	Last _____ First _____
Telephone Number:	_____
Mailing Address:	_____

Email Address:	_____

MOBILE HOME INFORMATION	
Mobile Home Park:	_____
Site Address:	_____ Space Number: _____
Manufacturer:	_____
Make or Model:	_____
Year of Manufacture:	_____
Size:	_____
VIN/Serial Number:	_____
PERMIT PURCHASER INFORMATION	
Applicant Name:	_____
Applicant Email Address:	_____
<i>Email address to whom electronic communication from office will be sent</i>	

- All rehabilitation work performed must remain open to view for inspection purposes
- A final test must be performed in the presence of the Inspector
- Application fee includes Insignia of Approval and two (2) field inspections; Additional field inspections are charged, refer to Fee Schedule for current fee amount.
- If the rehabilitation work will be performed by someone other than the Owner, Please complete the following information:

Company Name: _____ **License Number:** _____

Telephone Number: _____ **Email Address:** _____

FEE IS NON-REFUNDABLE; PERMIT EXPIRES SIX (6) MONTHS FROM DATE OF ISSUE

THIS SECTION IS FOR OFFICE USE ONLY			
	Issued By:	Date Issued:	Amount Received:
	Check # :	Receipt #:	

REHABILITATION OF MOBILE HOMES

R4-34-606

PURPOSE

The purpose of this program is to provide minimum safety standards for homes manufactured before the implementation of the HUD Manufactured Home Construction and Safety Standards. This applies to homes manufactured before June 15, 1976. Arizona law requires that "A person shall not occupy or otherwise use a mobile home which has been brought into this state or move a mobile home from one mobile home park in this state to another mobile home park in this state unless it meets the standards pursuant to this chapter and displays the proper state insignia" pursuant to A.R.S. § 41-4048 (C).

REQUIREMENTS (Pursuant to Arizona Administrative Code ("A.A.C") R4-34-606

A. A rehabilitation permit shall be obtained from the Office of Manufactured Housing prior to any modification of the unit. (Permit fee is \$49.00 if income is below Area Median Income (AMI);\$306.00 if income at or above AMI. This includes the permit, compliance insignia, and two inspections. Additional inspections may incur additional charges.)

B. The following requirements shall be met for a mobile home to be issued a certificate of compliance:

1. A smoke detector (which may be a single station alarm device) shall be installed on any wall in a hallway or space connecting bedroom(s) and living areas. When located in a hallway, the detector shall be between the return air intake and the living area. Each smoke detector shall be installed in accordance with its listing. The top of the detector shall be located between 4 inches to 12 inches below the ceiling;

2. The walls, ceiling, and doors of each gas fired furnace and water heater compartment shall be lined with 5/16 inch gypsum board, unless the door opens to the exterior of the unit in which case the door may be all metal construction. All exterior compartments shall seal to the interior of the unit;

3. Each room designated expressly for sleeping purposes shall have at least one outside egress window or approved exit device, unless it has an exterior door. The window or exit shall have a minimum clear dimension of 22 inches and a minimum clear opening of 5 square feet. The bottom of the exit shall not be more than 36 inches above the floor;

4. All electrical systems shall be tested for continuity to assure that metallic parts are properly bonded, tested for operation to demonstrate that all equipment is connected and in working order, and given a polarity check to determine that connections are proper. The electrical system shall be properly protected for the required amperage load. If the unit wiring is of aluminum conductors, all receptacles and switches rated 20 amperes or less directly connected to the aluminum conductors shall be marked CO/ALR. Exterior receptacles other than heat tape receptacles, shall be of the ground fault circuit interrupter (GFCI) type. Conductors of dissimilar metals (copper/aluminum, or copper clad aluminum) must be connected in accordance with NEC Section 110.14; and

5. The unit's gas piping shall be tested with the appliance valves removed from the piping system and the piping capped at those areas. The piping system shall withstand a pressure of at least 6 inch mercury or 3 psi for a period of not less than ten (10) minutes without showing any drop in pressure. Pressure shall be measured with a mercury manometer or a slope gauge calibrated so as to read in increments of not greater than 1/10th pound or equivalent device. The source of normal operating pressure shall be isolated before the pressure test is made. After the appliance connections are reinstalled, the piping system and connections shall be tested with line pressure of not less than 10 inches nor more than 14 inches water column air pressure. The appliance connections shall be tested for leakage with soapy water or bubble solution. All gas furnaces and water heaters shall be vented to the exterior in accordance with IMC Chapter 8.

C. The unit shall be inspected by the Office of Manufactured Housing to ensure compliance with the above listed requirements.

D. The office shall issue a certification of compliance for each unit in compliance with the above requirements, and affix an insignia of approval to the exterior wall nearest the point of entrance of the electrical service.

FREQUENTLY ASKED QUESTIONS

Q. If I am moving my home from a park to private land, do I still need to have the rehab done?

A. State law only requires the rehab when a home is being brought into the state from another state or being moved from one park to another park. The State does not require that a rehab be done if you are moving from a park to private property, however, many local jurisdictions do. Check with your local jurisdiction (city, county) first.

Q. I have an electric furnace. Does the compartment still need to be lined with gyp?

A. No. Only gas fired appliance compartments are required to be lined with gypsum board (i.e.; sheetrock, drywall). This includes any door to the compartment, unless the door is to the exterior to the house, in this case the door may be made of metal. When appliances are fueled by gas, all seams and openings to the interior of the house must be sealed. This is to prevent the ingress of combustion gasses into the living area of the home and provide some measure of fire protection. Sealing can be accomplished with drywall joint compound or caulking. All exposed wood must be covered with gyp board.

Q. We are using one of the bedrooms as a den. Does this room still require an egress window?

A. Yes. Sleeping rooms (bedrooms) are as originally designated by the home's manufacturer. A sleeping room not currently being used as such may be used as such in the future.

Q. I'm not understanding the size requirement for the egress window, can you clarify?

A. Many older homes were built with rather small windows in the bedrooms. The purpose of the egress device (usually a window or door) is to allow an easy escape route from the home in event of an emergency, such as a fire. The egress opening must be accessible and big enough for a person to fit through in a hurry. The sill of the window can be no more than 36 inches above the floor and the opening part of the window must be at least 22 inches wide and be a minimum of five square feet in area. Any security bars that may be present must have a quick release mechanism that allows someone to climb out of the window.

Q. What is a GFCI receptacle and where do I need to put them?

A. A GFCI (ground fault circuit interrupter) is a device that is designed to protect people from accidental electrocution in event of a ground fault. An example would be if someone were blow drying their hair while sitting in a bathtub full of water (please don't do this) and they dropped the hair dryer in the water. The GFCI receptacle would open the circuit before the person could be electrocuted. All exterior receptacles need to be GFCI. Any receptacle within six feet of a sink or tub needs to be GFCI.

Q. What will I need to do when my home is inspected? How do I prepare?

A. The inspector will be looking to see that the items listed above in the Requirements section have been completed satisfactorily. The inspector will need to witness a successful gas test, so the test must be conducted in the inspector's presence. The inspector will also check the electrical system; this will require that the electricity be on or that a generator of sufficient capacity be available. A common cause for a failed inspection is incomplete, unsuccessful or unavailable gas or electrical tests. It would be a good idea to pre test the home to identify and resolve any problems before calling for an inspection. Another common area of failure is inadequate gyp installation, or sealing, in gas appliance compartments. Be sure the work is complete in these areas. Keep in mind that the permit fee includes two inspection visits, any additional visits may incur additional charges, so it is a good idea to make sure that the work is complete before calling for an inspection.

If you have any questions regarding these processes or procedures, please call our office for assistance.

Arizona Department of Housing, (602) 771-1000

EXAMPLE OF A GAS TEST

A. Materials needed:

1. Sufficient caps of the correct size to cap off open ends of gas pipe.
2. Appropriate fitting with gauge (usually calibrated in oz.) and valve (usually a bicycle type valve stem) to allow pressurization of the system.
3. Method of pressurizing system (usually a bicycle tire pump).
4. Soapy water, or a commercially available bubble solution, and a method of application (brush, swab or squirt bottle).

B. Procedure:

1. Shut off gas supply at yard line valve. Disconnect yard line at entrance to home and cap yard line.
2. Install gauge and valve fitting at supply entrance to home.
3. Disconnect appliances and cap off supply pipe at appliances.
4. Pressurize gas pipe system to a minimum of 3psi (or equivalent). System must hold pressure for ten minutes without dropping. If pressure drops, the leak must be located and repaired and the system re-pressurized for a minimum of ten minutes. System passes when it will hold pressure without dropping for ten minutes.
5. After main system pipes pass pressure test, uncap supply pipes at appliances and reinstall appliance connections.
6. Pressurize system and check appliance connections with soapy water solution. If bubbles indicate a leak at connection, repair leak and retest. System passes when no leaks are detected at appliance connections.

MOBILE HOME REHABILITATION CHECKLIST

- Permit acquired
- Smoke detector installed in correct location
- Gas fired water heater and furnace compartment lined with gyp board including door (excluding exterior metal door)
- Gas fired water heater and furnace compartment sealed to interior of home
- Gas fired appliances are properly vented to the exterior of the home in compliance with the International Mechanical Code, Chapter 8
- Outside egress (window or door) provided for sleeping rooms
- Outside egress devices are of correct size
- The electrical system is in proper working order, connections made correctly and all materials appropriate for the application in compliance with the National Electrical Code, Section 110 (i.e., correct wire nuts used when connecting aluminum conductors to copper conductors, receptacles marked CO/ALR when connected to aluminum conductors, cover plates installed, etc.)
- GFCI receptacles are installed in the appropriate locations, interior and exterior
- Electrical service is on, so system can be tested
- Gas system is ready for testing, all equipment and material is available
- To request an inspection visit the [ADOH Installation Inspection Request Online Portal](#)