

CONSUMER ALERT:

Please be aware that low-cost dwelling units offered online and/or produced in unregulated facilities are prohibited in Arizona. Before making a purchase, please verify that the manufacturer and/or dealer is licensed by the State of Arizona.

While the state does not have regulations to prevent you from purchasing these structures, please exercise caution due to various risks. Because these homes are factory-built, they require inspection during construction in a certified factory to ensure compliance with requirements. Insufficient inspections could jeopardize the safety and integrity of the home. Additionally, local agencies may have stricter regulations, and Authorities Having Jurisdiction (AHJs) work to support the strictest requirements.

Remember, inadequate infrastructure beneath these homes can lead to significant safety issues; they cannot simply be placed on the ground and inhabited immediately. Due to their weight, they may sink if the ground beneath becomes wet, posing safety hazards and potential financial loss. Moreover, installation without compliance to proper guidelines can result in legal issues, including penalties or fines, and may jeopardize your insurance coverage. In short, please conduct thorough research before investing your hard-earned money to avoid potential risks and ensure the safety and legality of your dwelling.

Common questions we get:

Q: Is there any way to get these buildings approved?

A: Currently, we do not have a program or process for approving these buildings from factories that are not certified through the Arizona Department of Housing's Factory Built Building Program.

Q: How can I spot a non-compliant structure or dwelling unit?

A: Non-compliant structures often use terms like "eco-friendly design" or "high-durability construction" instead of citing nationally recognized building codes.

Q: What products and components are considered non-compliant?

A: Products and components that have not been tested by an independent testing agency or a product certification agency such as UL, ETL, NIST, ASTM, or ICC-ES.

Q: How can I find out if a dealer or manufacturer is licensed in Arizona?

A: Visit this link from our website for a list of licensed dealers and manufacturers.

<https://arizonahousing.my.site.com/MHD/s/search-license>