



**TULARE COUNTY**  
**RESOURCE MANAGEMENT AGENCY**  
 Economic Development & Planning Branch - Permit Center Division  
 Zone-Information: 559-624-7100 or Zone-Information@co.tulare.ca.us

**MANUFACTURED/MOBILE HOMES**

**Can I have a manufactured home on my property?**

This depends on the zoning of a property. Most of the zones in Tulare County allow for a residence by right with a building permit and as long as it meets all the requirements to install a manufactured/mobile home on the property. Please check with a Planner at the Permit Center to ensure that a manufactured home may be installed and whether there are any other additional requirements.

**Can the manufactured / mobile home be older than 10 years?**

In all residential zones, including R-A (Rural Residential) Zone, the manufactured/mobile homes must be 10 years or newer. In agricultural zones, manufactured homes that over 10 years old will require to go through a pre-installation inspection. The owner of the property will need to submit an application for an Investigation Permit. The purpose of this inspection is to determine if the unit meets current health and safety standards prior to installation or relocation of the manufactured home. Many of the manufactured/mobile homes over 10 years old may not meet the current standards due to deferred maintenance.

**I would like to install a manufactured home as a second residence. Am I allowed to have a second residence/dwelling on my property?**

With a building permit, in all residential zones (i.e. R-1, R-2, R-3, R-O, R-A, MR), if it meets the zoning, code and all other requirements, these zones would allow for a second unit or dwelling, including manufactured homes. Please check with a Planner at the Permit Center to verify the Zoning of the property and for all other zones check to see if a second dwelling is allowed.

**What are the requirements to apply for a building permit for a manufactured home?**

To apply for a building permit to install or relocate a manufactured home, the following documents and information are required: **1.** A Building Permit Application; **2.** Notice to the Property Owner Form; **3.** Three (3) copies of the site plan that shows: (a) All buildings, their uses and sizes with distances between buildings and from all property lines; (b) Well and septic systems with distances to the mobile home; (c) Identify streets, the access drive/point from the street/road, north arrow and the building line setback; (d) Assessor's parcel number; **4.** Purchase price, size of the manufactured home and the number of bedrooms including the HUD numbers; **5.** Will serve letter if receiving community water and sewer; **6.** Two (2) copies of the tie down plans or foundation plans (Engineered); **7.** If awnings are to be installed, include the plans, and show the awnings on the site plan.

Please be aware that if the property is located in the State Responsibility Area (S.R.A.), then two (2) copies of Improvement Plans for driveways and roads are required with the application.

**Please check with a Planner and also with the Fire Department at the Permit Center for any other additional requirements for a manufactured/mobile home installation (i.e. Special Use Permit, Fire Suppression Water Storage Tank). Please note that permit fees and school fees are subject to change at anytime. Schools fees vary from district to district.**

Assessor's Parcel Number: \_\_\_\_\_ Current Zoning: \_\_\_\_\_

COUNTY HOURS: Monday-Thursday 7:30 a.m. to 5:30 p.m. – Friday 8:00 A.M. TO 12:00 P.M.  
 NOTE: PERMIT CENTER HOURS: MONDAY – THURSDAY 9:00 A.M. TO 4:30 P.M. - FRIDAY 9:00 A.M. TO 11:00 A.M.