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DEPARTMENT OF TRANSPORTATION

Driver and Vehicle Services Update

Bureau of Motor Vehicles – Research and Support Operations Section
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This bulletin may be downloaded by visiting the Driver and Vehicle Services
website at www.dmv.state.pa.us

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SPECIAL EDITION

Act 85, Changes Related to Titling of Mobile Homes or Manufactured Homes

Act 85 of 2014 was signed into law June 30, 2014, and will be effective August 29, 2014. This Act amends Title 75, providing updates to documentation required to title mobile homes and manufactured homes.

The Act amends Section 1111.1 of Title 75. The provisions of this section now require a tax status certification for mobile homes and manufactured homes offered for sale that have been anchored to the ground and that were previously titled and used as a residence. Please note: Owners of some mobile/manufactured home communities pay the taxes for the entire property (all parcels); in these cases, the individual transferor may not appear on the tax status certification. Additionally, new mobile homes or manufactured homes being titled using the Manufacturer's Certificate of Origin (MCO) as the proof of ownership are not required to provide tax status certification or Form MV-16T, "Self-Certification of Exemption from Tax Status Certificate When Transferring Ownership of a Mobile Home or Manufactured Home."

If a currently titled mobile home or manufactured home is NOT anchored to the ground OR was not used as a residence, Form MV-16T, must be provided in lieu of the tax status certification. Form MV-16T is to be completed by the transferor of the mobile home or manufactured home and provided to the transferee to be submitted with the completed application for a Pennsylvania Certificate of Title.

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