

Moving
PennDOT
Forward



Driver and Vehicle Services Update

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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 98 – Mobile Home/Manufactured Home Lien Assumption

Act 98, which becomes law on November 28, 2014, amends Section 6227 of Title 12 (Commerce and Trade) as follows and will impact title application requirements for some mobile homes and manufactured homes.

Effective November 28, 2014, mobile homes or manufactured homes that are sold through a real estate tax sale will be sold “subject to lien.” This means if the home, which was sold through a real estate tax sale, has an existing lien recorded against the home, the purchaser assumes the lien when they purchase the mobile/manufactured home. The lien is no longer removed from the mobile home or manufactured home record at time of a real estate tax sale.

As an agent, when completing a title assignment for a mobile home or manufactured home that was sold through a real estate tax sale, you will need to confirm with the purchaser if the mobile home or manufactured home purchased had an existing lien recorded against it. If the home was sold with a valid lien, you will need to:

- Record the lien on the purchaser’s Form MV-1, “Application for Certificate of Title,” OR;
- Provide a completed Form MV-38L, “Application for Duplicate Title or to Record, Renew, Remove a Lien, or to Correct Lien Information by Lienholder,” showing lien satisfaction, OR;
- Provide a lien release letter signed by the lienholder indicating the lien was satisfied.

If a purchaser is unsure if the home they purchased through a real estate tax sale has a valid lien recorded against it, the purchaser should be advised to complete Form DL-135, “Request for Vehicle Information,” to request the lien information. Online agents who have authorization may process the DL-135 request for this information.

Applications for mobile/manufactured homes that are sold through a real estate tax sale must be submitted to PennDOT for processing. Online agents may not process these types of applications.

For more information on mobile/manufactured homes sold through a real estate tax sale, please refer to the “Titling a Mobile Home/Manufactured Home Purchased Through a Municipal Real Estate Tax Sale in Pennsylvania Fact Sheet,” found on our website at www.dmv.state.pa.us

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