MANUFACTURED HOUSING INFORMATION

SALE OF NEW OR USED

The seller is responsible for making sure that all property taxes have been paid on the manufactured home. When an application for a Certificate of Title is submitted to the State Division of Motor Vehicle by the new owner, it shall be accompanied by an Authentication of Paid Ad Valorem Taxes, also called Authentication/Certification – Manufactured Home Tax, (authentication form) issued by the County Treasurer. The manufactured home authentication form is available on the division’s website at http://www.colorado.gov/cs/Satellite/DOLA-Main/CBON/1251590806926 and is shown in Chapter 9, Form Standards. The authentication form indicates that no property taxes for previous years are due on the titled manufactured home. The seller of a titled manufactured home must provide the buyer with a Certificate of Title to facilitate the transfer of the title. The seller must also provide a listing of household furnishings included in the sale price, 38-29-106, and 107, C.R.S. The seller or the purchaser must file a Manufactured Home Transfer Declaration (MHTD) with the County Clerk and Recorder, 39-14-103, C.R.S.

The buyer must apply for a new title from the authorized agent of the county (county clerk or motor vehicle division) within 45 days of the sale of a new manufactured home or within 30 days of the sale of a used home. The authentication form is given to the County Clerk along with the application for title. The application must be filed in the county where the manufactured home is located, and must show the applicant’s source of title and the new or resale price of the manufactured home. It is the responsibility of the buyer to notify the County Assessor where the manufactured home will be located, the new address, and transfer of ownership, 38-29-108(1) and 112(1), C.R.S. If the buyer or the seller does not file the Manufactured Home Transfer Declaration, the assessor shall notify either the buyer or seller, 39-14-103(1)(b)(ll0, C.R.S.

Upon the sale or transfer to a dealer of a manufactured home for which a title has been issued, the dealer is not required to transfer the title of the manufactured home into the dealers name as long as the home remains in the dealer’s inventory for sale and for no other purpose 38-29-115, C.R.S.