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Policy on Manufactured Homes

The Board of Registration of Home Inspectors (“the Board”) voted ON September 14, 2016 to adopt the following policy regarding Manufactured Homes. This policy is to emphasize the Board’s long standing position that a manufactured home is not a residential building as defined in the Board’s statutes and regulations. A home inspection is defined in MGL c. 112, §221 as among other things, an inspection of a residential building. Section 221 defines a “Residential Building” as a structure consisting of one to four dwelling units.

MGL c. 140, §32Q defines a “manufactured home” as “a structure, built in conformance to the National Manufactured Home Construction and Safety Standards which is transportable in one or more sections, which in the traveling mode, is eight body feet or more in width or forty body feet or more in length, or, when erected on site, is three hundred twenty or more square feet, and which is built on a permanent chassis and designed to be used as a dwelling unit with or without a permanent foundation when connected to the required utilities, and includes the plumbing, heating, air conditioning, and electrical systems contained therein.”

The Board does **not** consider a manufactured home to be a residential building within the meaning of MGL c. 112, §221 and therefore has no jurisdiction with respect to complaints arising from inspections of manufactured homes.

The Board however urges all its licensees to fully disclose that the home inspection is not subject to the Board’s statutes, rules and regulations. Licensees should be aware that when performing an inspection on a manufactured or mobile home as discussed above, they should disclaim in some manner the jurisdiction of the Board or they may face discipline pursuant to 266 CMR 8.03(2)(c) for failing to inform a client of the absence of the Board’s jurisdiction and the inapplicability of the Board’s standards of practice found at 266 CMR. 6.00. Additionally, a licensee who does not make the disclosure to the client may also be sanctioned for Deceptive Advertising pursuant to 266 CMR 8.02(1).

