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S.F. No. 1423 – Manufactured Homes Affixed to Certain Property

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Section 1, subdivision 1 sets out the process for surrendering a certificate of title for a manufactured home to be affixed to real property owned by a nonprofit or cooperative, so that the manufactured home becomes an improvement to real property and is no longer titled as personal property.

Upon recording a prescribed affidavit of affixation, the manufactured home is deemed to be an improvement to real property.

Subdivision 2 specifies the form of affidavit of affixation.

Subdivision 3 prohibits the department from cancelling a certificate of title if a security interest has been perfected on the manufactured home.

Subdivision 4 allows the owner of the manufactured home, or its secured party to record a notice with the county recorder stating that the property is encumbered and is not an improvement to real property. Contents of the notice are specified.

Subdivision 5 requires the nonprofit or cooperative owner to have prepared a scaled drawing by a licensed land surveyor if the portion of the land occupied by the homeowner has not been subdivided. Requirements and certification related to the scaled drawing are set forth.

Section 2 is a conforming change.