



Residential - Manufactured Home Permits

The Department of Local Services, Permitting Division (Permitting) is responsible for the land and foundation permitting of manufactured (mobile) homes and other manufactured structures in the unincorporated areas of King County. The Washington State, Department of Labor and Industries (L&I) is responsible for the review and inspections of manufactured homes and manufactured structures.

Apply On-Line at [MyBuildingPermit.com](https://www.mybuildingpermit.com)

Select: King County | Building | Single Family Residential | Mobile Manufactured Home or Mobile Manufactured Home in a Park)



This information applies to replacing or siting a manufactured home in the following situations:

- Replacing or siting a manufactured home in a mobile home park
- Permanent siting on a parcel or legal lot which is zoned for a single family residence
- Temporary construction residence
- Temporary manufactured home for medical hardship

King County Code requires that manufactured homes be certified by the U.S. Housing and Urban Development (HUD) and/or the Washington State, Department of Labor and Industries. Additional information can be found on the L&I [“Find Labels”](#) web site. A manufactured home located in King County before January 21, 1980, cannot be moved to a new location within King County without passing a minimum livability inspection by Permitting.

Manufactured Home Permit Located in a Mobile Home Park

Permits for manufactured homes located in mobile home parks typically require a minimal amount of review and can be usually be issued within two weeks. The following information will be required for submission tie-down and foundation permits associated with the siting a manufactured home in a mobile home park:

1. Permit Application available on [MyBuildingPermit.com](https://www.mybuildingpermit.com)
2. Description of the Manufactured Home, including:
 - Name of manufacturer and year of manufacture
 - Model and Labor and Industries (L&I) or Department of Housing and Urban Development (HUD) ID Number
 - Home’s dimensions
 - Valuation

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- Number of bedrooms
- 3. Site Plan
- 4. Manufacture's installation instruction, including:
 - Structural plans for tie-downs and foundation
 - Roof snow load capacity
- 5. Water and Sewer Availability Certificates (if not connecting to existing systems)

Manufactured Home Permit Located on a Parcel

In addition to the aforementioned submittal requirements, the siting of a manufactured home on a parcel will require permitting similar to that of a single family home. The required submittal materials and additional permits will vary, including, but not limited to;

- Proof of Legal Lot
- Demolition
- Critical Areas Review
- Site preparation – clearing and grading
- Flood Hazard Areas Review
- Shoreline Areas Review
- Fire Protection Analysis

See [Permit application forms listed by packet](#), Residential - Manufactured Homes

Temporary Construction Residence

A manufactured home may be permitted as a temporary dwelling on a lot for the property owner, provided a building permit has been obtained for a permanent dwelling on the site. The Temporary Manufactured Home Permit shall be effective for a period of 12 months. This permit may be extended for one additional period of 12 months if the permanent dwelling is constructed with a finished exterior by the end of the initial approval period. The manufactured home shall be removed within 90 days of either the expiration of the temporary permit or final occupancy approval for the permanent residence, whichever occurs first.

Temporary Manufactured Home for Medical Hardship

A manufactured home may be permitted as a temporary dwelling on the same lot as a permanent dwelling, provided the manufactured home together with the permanent residence shall meet the setback, height, and lot coverage provisions of the applicable zone. Submittal requirements;

- [Notarized Affidavit Regarding Medical Hardship](#) Manufactured Home Permit
- Physician's letter certifying that the resident of the subject property requires daily care

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Temporary Manufactured Home Permits for Medical Hardships shall be effective for 12-months. Extensions of the Temporary Manufactured Home Permit may be approved in 12-month increments, subject to the demonstration of continuing medical hardship. The manufactured home shall be removed within 90 days of the expiration of the Temporary Manufactured Home Permit or the cessation of provision of daily care.

Additional Permitting Information

[Permit application forms listed by packet](#), Residential Manufactured Homes.

Additional permits that may be required include:

- [Septic system or Certificate of Sewer Availability](#) – Seattle/King County Department of Public Health
- [Well water permit or Certificate of Water Availability](#) – Seattle/King County Department of Public Health
- [Plumbing and gas piping permit](#) – Seattle/King County Department of Public Health
- [Electrical permit](#) - Washington State Department of Labor and Industries

References

King County

[Department of Local Services, Permitting Division](#)

[Permit Fees](#)

[Interactive Mapping, iMap and Parcel Viewer](#)

[On-line Permit Status, Invoice Payment and Inspection Scheduling](#)

[IVR Inspection Scheduling, phone number and codes](#)

[King County Housing Authority, Manufactured Homes](#)

Seattle – King County Public Health

[Permitting for private wells, plumbing, gas piping and onsite-sewage systems](#)

Washington State

Department of Labor and Industries

[Manufactured Homes & Other Manufactured Structures](#)

[Hiring a Contractor](#)

[Electrical Permits](#)

US Department of Housing and Urban Development (HUD)

[Office of Manufactured Housing Programs](#)