



# MANUFACTURED HOME INSURANCE



## Is insuring my mobile or manufactured home worth it?

Mobile home insurance is worth the cost. It protects you from expensive costs related to damages from common perils like fire, lightning, and theft. Mobile home insurance can also protect you from liability for unintentional damage you may cause to other people or their belongings, and can help you pay for additional living expenses when a covered loss forces you to temporarily live elsewhere.

## What is the difference between mobile, manufactured, modular homes, park model homes, and tiny homes?

The Department of Housing and Urban Development (HUD) considers mobile, manufactured, and modular homes to be prefabricated homes – built in a factory or controlled indoor building center rather than on site. The terms mobile and manufactured homes are sometimes used interchangeably but mean different things.

Mobile homes were built before June 15, 1976. They are a portable dwelling on wheels, built on a chassis without a permanent foundation. They are insured using a mobile or manufactured homeowners policy.

A manufactured home is built after June 15, 1976, and since then have followed HUD building standards for manufactured homes. It is built and moved on a chassis usually attached to a

foundation. Manufactured homes are considered removable and relocatable and are insured using a mobile or manufactured homeowners policy.

A modular home is built in a controlled building center and follows local building codes. It is not built on a chassis. It is installed with a crane and is permanently fixed to a foundation on the property. It is not considered moveable and is insured using a standard homeowners policy.

A park model home is built on a chassis, placed on wheels, and is relocatable. Park model homes do not have to be built to HUD specifications because they meet the codes set by the American National Standards Institute. Park model homes are considered a recreational vehicle (RV) and are titled through the Oregon Department of Motor Vehicles (DMV).

A tiny home rarely exceeds 500 square feet. It is considered an RV and titled through the DMV.

Park model homes and tiny homes are excluded in the manufactured home definition and may be excluded from manufactured homeowners policies. Ask your insurance agent for coverage options.

## What are some of the protections mobile/manufactured home insurance covers?

**Liability coverage:** Covers you if you accidentally cause damage to another person's property or if someone comes onto your property and is injured.

**Property damage:** Covers you if the home itself gets damaged and requires repair.

**Personal property:** This coverage reimburses you for personal belongings affected by a covered loss, such as theft, fire, or wind.

**Additional living expenses:** This coverage pays costs of temporary housing, meals, and essentials (that are above your normal costs) if your home is unsuitable for living due to a covered claim. Not all insurance companies offer additional living expenses as part of the policy.

## What affects the price and availability of insurance on a mobile/manufactured home?

Several factors may affect the cost of your manufactured home insurance policy. They include:

- Age and condition of your home
- Your home's location
- The coverage limits you choose
- Your deductible
- Your claims history
- Whether you qualify for discounts such as multiple policies, military service, or having a home security system

## How do I get insurance on an older mobile home?

Insuring mobile homes built before June 15, 1976, is a challenge because mobile homes did not become regulated with safety standards until after June 15, 1976. Fortunately, some companies specialize in insurance coverage for mobile homes.

Particular risks/issues to know :

Actual cash value coverage pays to repair or replace your home and belongings, minus depreciation, which considers its age and normal wear and tear.

Replacement cost coverage pays to repair or replace your home and belongings with materials of "like kind and quality" at current prices. Depreciation is not considered.

Manufactured homes generally lose value as they age, therefore most manufactured homes are insured on an actual cash value. Some companies may insure a newer manufactured home at replacement cost. Some companies may insure your contents at replacement cost, even though the manufactured home is insured at actual cash value. If you are concerned about your coverage, or are unsure if you are insured at actual cash value or replacement cost, talk to your insurance agent or company.

An "interested party" is sometimes listed on your policy. The Interested party is often the mobile home park owner. If you owe money to a lienholder, you may have an "additional insured" on the policy. Those parties receive up-to-date information any time you change your policy,

and at policy renewal. While they're in-the-know about your insurance policy, the "interested party/additional insured" receive no extra insurance coverage with this title.

## How to be sure you are not underinsured or how to find insurance

An independent insurance agent can shop for quotes with multiple insurance companies. If you are having difficulty getting coverage through the standard insurance market, other options may be available, including surplus lines companies or the Oregon FAIR Plan.

To safeguard you are not underinsured:

- Review your coverage annually with your insurance agent or company to make sure you have the right types and amounts of coverage. Describe all the features that increase the value of your home.
- Most manufactured home policies have dollar limits on certain belongings, such as silverware, guns, jewelry, watches, furs, and computers. Talk to your agent or insurance company about increasing these limits to meet your individual needs.
- Make a home inventory to account for all your personal belongings and keep receipts.
- Buy a Manufactured House Appraisal Guide. This guide provides a book value of a mobile home, along with its cash and replacement values. It is published by the National Automobile Dealers Association and updated annually.

Renter's insurance is available with many companies for consumers renting mobile or manufactured homes. Renter's insurance can provide coverage for contents, personal liability, and additional living expenses. Talk with your insurance agent or company to learn more. For more information refer to our [consumer's guide to renters insurance](#).

## Contact:

[dfr.oregon.gov](http://dfr.oregon.gov)

[DFR.InsuranceHelp@dcbs.oregon.gov](mailto:DFR.InsuranceHelp@dcbs.oregon.gov)

888-877-4894 (toll-free)



Department of Consumer  
and Business Services

440-5806 (12/22/COM)