



Orangeburg County Manufactured Home Facts

STEPS TO CONSIDER PRIOR TO PURCHASING A MANUFACTURED HOME:

1. Orangeburg County has zoning regulations that do not allow manufactured homes in all locations. Please check with the zoning department at 803-533-6166 to verify that it is allowed.
2. All manufactured homes are required to comply with the National Manufactured Housing Construction and Safety Act of 1974, 42-U.S.C. 5401, et seq. Only manufactured homes that are built on, or after June 15, 1976 in accordance with the above reference shall be permitted to be moved into or within Orangeburg County. Existing manufactured homes that pre-date this requirement and are not going to be moved from their pre-existing location are acceptable.
3. All manufactured homes are to be in habitable condition prior to the sale of the home. No person can offer for sell a home that is not habitable at the time of the sale. This is an unlawful act per SC State Manufacture Housing Board.
4. Once the manufactured home is purchased and prior to moving the home the company or the owner is required to obtain a moving permit and a set-up permit. **(NOTE: ONLY LICENSED INSTALLERS CAN SET-UP MANUFACTURED HOMES)**
5. Cost for the set-up permit is as follows:
 1. Single wide home - \$150.00
 2. Double wide home - \$250.00
6. To register a manufactured home you will need the following:
 - I. Manufactured home purchased from a dealer
 1. Title or proof of registration with DMV.
 2. Current copy of the manufactured home installer's license from the SC State Manufactures Housing Board.
 3. Site plan showing all property setbacks in relation to the placement of the mobile home.
 - II. Manufactured home purchased from an individual
 1. Title or proof or registration with DMV
 2. Current copy of the manufactured home installer's license from the SC State Manufactured Housing Board
 3. Site plane showing all property set back in relation to the placement of the mobile home
7. Cost of the registration decal is \$5.00.
8. Registration decals are to be posted in a window nearest the street. This decal shall be posted at the time of inspection and remain in place for as long as the home resides at the location.