

Relocation notice

(secs. 4503.061(H) and 4503.99)

The act requires a relocation notice for any manufactured or mobile home that is moved on public roads from one address to another within Ohio. Except when an owner has obtained a relocation notice from the dealer or manufacturer of the home, the owner must obtain the notice from the auditor of the county in which the home is located. The auditor may charge \$5 for the notice, to be deposited to the credit of the county real estate assessment fund and used as specified in the act. The auditor cannot issue a relocation notice unless taxes owed on the home have been paid. If ownership of the home is not being changed, any taxes outstanding since the present owner acquired the home must be paid; if ownership of the home is being changed or the home is being repossessed, any taxes outstanding for the current year and for the preceding five years must be paid.

The relocation notice must be in the form of a one-foot square yellow sign with the words "manufactured home relocation notice" printed prominently on it. The name of the owner of the home, the home's registration number, and the county in which the notice was issued are entered on the notice. The relocation notice must be attached to the rear of the home when the home is being moved on a public road. No person may drive a motor vehicle moving a manufactured or mobile home on a public road from one address to another in Ohio unless a relocation notice is attached to the rear of the home. A violation of this provision is a minor misdemeanor.

If a county auditor determines that a manufactured or mobile home has been moved without a notice, the auditor must impose a penalty of \$100 upon the owner of the home and upon the person who moved the home, and deposit the amount to the credit of the county real estate assessment fund. If the penalty on the owner is unpaid, the penalty constitutes a lien on the home and the auditor adds the penalty to the manufactured home tax list for collection.

Within 30 days after a relocation notice is distributed by a dealer, the dealer must provide the auditor of the county in which the home is to be located a written notice of the name of the purchaser of the home, the registration number of the home, and the address or location to which the home is to be moved. If a dealer does not provide the information to the county auditor within 30 days, the auditor must impose a fine of \$100. The fine would be credited to the real estate assessment fund. The county auditor must provide each manufactured and mobile home dealer without charge, a supply of relocation notices for distribution to purchasers.

The act requires that when registering a mobile or manufactured home, the owner must provide the county auditor with evidence that a relocation notice was obtained, if a notice was required.