

AN ORDINANCE REGULATING THE REGISTRATION, DISPLAY, AND FEES FOR MANUFACTURED HOMES within the Town of Coosada and Police Jurisdiction (PJ)

BE IT ORDAINED BY THE MAYOR AND COUNCIL OF THE TOWN OF COOSADA, ALABAMA

BE IT ORDAINED by the Town Council of the Town of Coosada, Alabama, as follows:

Section 1. Purpose.

This ordinance is enacted to regulate the proper registration, identification, and display of decals on manufactured homes, and to establish fees, exemptions, and penalties related thereto, in accordance with state and federal law.

Section 2. Definition.

For purposes of this ordinance, a *manufactured home* is defined pursuant to the National Manufactured Housing Construction and Safety Standards Act of 1974, as amended by the Manufactured Housing Improvement Act of 2000, Title VI, 42 U.S.C. Section 603(6), and Section 32-20-2 of the Code of Alabama. A *manufactured home* means a structure, transportable in one or more sections, in the traveling mode, that is eight (8) body feet or more in width and forty (40) body feet or more in length, or which, when erected on site, is three hundred twenty (320) or more square feet in area. It is built on a permanent chassis and designed to be used as a dwelling, with or without a permanent foundation, when connected to required utilities, including plumbing, heating, air conditioning, and electrical systems. Such homes may be used as a residence, business, profession, trade, or for any lawful purpose by the owner, lessee, or assigns, and may consist of one or more units joined together. All manufactured homes shall bear a HUD Seal affixed to the rear of the home.

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Section 3. Registration and Display of Decal.

- (a) Every owner of a manufactured home shall, upon issuance of a decal, immediately attach the decal to the manufactured home.
- (b) The decal shall at all times be displayed at eye level on the outside finish of the manufactured home for which it was issued.
- (c) The decal shall be located one (1) foot from the right corner on the side of the manufactured home facing the street, and shall be clearly visible from the street.

Section 4. Registration Fees and Exemptions.

- (a) The annual registration fee for manufactured homes shall be due on October 1 and delinquent on November 30.
- (b) Owners shall have thirty (30) days from the date of purchase of a manufactured home, or thirty (30) days from the date the manufactured home enters the state, to complete registration.
- (c) Manufactured home owners who are over the age of sixty-five (65) and who occupy the manufactured home as their principal residence shall be exempt from payment of the registration fee.
- (d) Notwithstanding the exemption provided in subsection (c), such owners shall be subject to payment of a Five Dollar (\$5.00) issuance fee.
- (e) Local fees, including but not limited to garbage, fire protection, and other municipal service fees, may also apply. Delinquent fees shall be assessed for failure to timely register.

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Section 5. Penalties.

Any person who fails to obtain and display a manufactured home HUD Seal in compliance with this ordinance shall, upon conviction in Municipal Court, be punished by a fine of not less than Fifty Dollars (\$50.00) and not more than Two Hundred Dollars (\$200.00) for each manufactured home in violation, plus court costs, and/or imprisonment for a period not to exceed thirty (30) days, at the discretion of the Municipal Court Judge.

This Ordinance shall be known and may be cited as "Failure to display of decals on manufactured homes".

Section 6. Severability.

If any section, subsection, or provision of this ordinance shall be declared invalid by a court of competent jurisdiction, such invalidity shall not affect the remaining provisions, which shall remain in full force and effect.

Section 7. Effective Date.

This ordinance shall take effect immediately upon adoption and publication as required by law.

ADOPTED AND APPROVED this 25th day of September, 2025.

Mayor

ATTEST:

Clerk:


