

Return form to:

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**Statement of Intent
to Declare a
Manufactured Home
an Improvement to
Real Property**

1003 Buckskin Drive, Deer Lodge, MT 59722 • Phone (406) 846-6000, Fax (406) 846-6039 • mvdtitleinfo@mt.gov

*** All information must be printed or typed - see MV72A for instructions ***

Manufactured Home Owner Name: _____

Manufactured Home Owner Mailing Address: _____

Real Property Assessor Code/GeoCode: _____

Real Property Owner Name: _____

Real Property Physical Address: _____

Real Property Legal Description: _____

Deed Reference: _____

Legal ownership of the real property to which the manufactured home has been permanently attached:

- Deed Contract of Sale Recorded Unrecorded
- Owned or being purchased by me, the owner of the manufactured home --- OR ---
- Owned by another person, whose signature following indicates his/her permission to attach my manufactured home to the real property: _____

Signature of Real Property Owner - This is my Legal Signature _____ Date _____

Manufactured Home Description:

Year	Make	Model	Size	Serial Number

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The manufactured home is subject to the security interests of the following lienholders (write "none" if none exists). The signature of each lienholder is required to eliminate the title and declare the manufactured home an improvement to real property.

Lienholder: _____

Authorized Signature: _____ Date: _____

Lienholder: _____

Authorized Signature: _____ Date: _____

I certify under penalty of law (Section 45-7-203, MCA, Unsworn Falsification To Authorities) that:

- the statements made on this form are true and correct to the best of my knowledge, information and belief;
- I am the same person named as owner/purchaser on the certificate of title or as purchaser on the certificate of origin for this manufactured home;
- I make this Statement of Intent declaring the above-referenced manufactured home to constitute an improvement to real property according to Montana statutes; and
- the manufactured home is attached to a permanent foundation, with its running gear removed, so that it is no longer capable of being drawn over public highways, and is placed on the land above described.

_____ Printed Name of Manufactured Home Owner/Purchaser

_____ Signature of Manufactured Home Owner/Purchaser - This is my Legal Signature Date

Notary: State of _____

Subscribed and affirmed to before me on (date) _____

County of _____

by _____
Name of person appearing before me, print clearly

Notary Signature _____

Printed Name _____

(seal)

Title and Rank _____

Notary for the State of _____

Residing at _____

My Commission Expires _____

- **This Statement of Intent must be recorded, and all recording fees paid, in the Clerk and Recorder's Office of the county in which the real property is located.**
- **A certified copy of this statement, along with the certificate of origin or certificate of title and a fee of \$10, must be surrendered to the office of the county treasurer.**
- **This statement will be returned to you once processed by the Title and Registration Bureau, at which time you must resubmit it to the Clerk and Recorder's Office to complete the process.**

MVD use only:

I verify that the process of surrendering the certificate of (check one) Title Origin for the manufactured home listed on this form has been completed.

Signature and date of MVD official: _____



Instructions for Statement of Intent to Declare a Manufactured Home an Improvement to Real Property

1003 Buckskin Drive, Deer Lodge, MT 59722 • Phone (406) 846-6000 Fax (406) 846-6039 • mvdttitleinfo@mt.gov

General Information

A manufactured home will be considered an improvement to real property for tax purposes if:

- the running gear is removed; and
- the manufactured home is attached to a permanent foundation on land that is owned or being purchased by the owner of the manufactured home, or if the land is owned by another person, with the permission of that landowner.

A “manufactured home” means a residential dwelling built in a factory in accordance with the United States department of housing and urban development code and the federal Manufactured Home Construction and Safety Standards. A manufactured home does not include:

- any form of housing known as “trailers”, “housetrailers”, or “trailer coaches” exceeding 8 feet in width or 45 feet in length, designed to be moved from one place to another by an independent power connected to them, or any trailer, house trailer, or trailer coach up to 8 feet in width or 45 feet in length used as a principal residence (Montana Code Annotated 15-1-101);
- a trailer or semitrailer that is designed, constructed, and equipped as a dwelling place, living abode, or sleeping place (either permanently or temporarily) and is equipped for use as a conveyance on streets and highways or a trailer or semitrailer whose chassis and exterior shell is designed and constructed for use as a house trailer but that is used permanently or temporarily for the advertising, sales, display, or promotion of merchandise or services or for any commercial purpose except the transportation of property for hire or the transportation of property for distribution by a private carrier (61-1-501); or
- a mobile home or house trailer constructed before the federal Manufactured Home Construction and Safety Standards went into effect on June 15, 1976. A mobile home older than 1971 cannot be detitled.

Declaring a Manufactured Home an Improvement to Real Property

Be sure that all taxes, interest and penalties on the manufactured home have been paid in full; otherwise, a Statement of Intent cannot be processed.

Complete a Statement of Intent (Form MV72) in its entirety (front and back), including the signatures, where required, of all lienholders and the landowner if another person.

Submit the Statement to the Clerk and Recorder's Office of the county in which the real property is located. Recording fees will be due at that time.

Submit a certified copy of the Statement, the certificate of origin or certificate of title for the manufactured home, and a fee of \$10 to the county treasurer's Office of the same county.

Upon receipt of the Statement from the Motor Vehicle Division:

- resubmit it to the Clerk and Recorder's Office;
- submit a certified copy to the County Appraisal/Assessment Office;
- the process will then be complete and the manufactured home may not be physically removed without the consent of all persons who have an interest in the manufactured home.

Reversal

If at some point in the future you wish to remove the manufactured home from the real property, you will need to obtain a Reversal of Declaration of Manufactured Home as an Improvement to Real Property (Form MV73) from your county treasurer's office and re-title the manufactured home.

MV72A (09/05) *Montana county and state authorities reserve the right to reject any form that has been falsified*
This form is available in alternate formats for people with disabilities.