



# Manufactured (Mobile) vs. Modular Home

**Do you know the difference?**

## **BEFORE YOU PURCHASE, CHECK WITH PLANNING AND ZONING!**

There are zoning restrictions on manufactured (mobile) home placement.

Both types of houses are built in a factory and transported to the site of installation, but differ significantly in the code/standard to which they are constructed, i.e. HUD vs. FBC.



**Escambia County  
Development Services Department**  
Planning and Zoning Division  
3363 West Park Place  
Pensacola, FL 32505  
Main Office Number: 850-595-3475

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Disclaimer: This document is intended for informational purposes only. Please confirm with Planning and Zoning if your zoning district allows for placement of a manufactured (mobile) home, if your site is located in a Community Redevelopment Area, flood zone, etc... Many factors have to be considered prior to the issuance of any permits.



## **MANUFACTURED (MOBILE) HOME**

A complete, factory-built, single-family dwelling constructed in conformance with federal Manufactured Housing Construction and Safety standards (HUD Code) and transportable in one or more sections on a permanent chassis for site installation with or without a permanent foundation. “Mobile home” refers to any manufactured home built prior to June 15, 1976 when the HUD Code became effective. Manufactured homes do not include manufactured buildings, modular homes or recreational vehicles.



## **MODULAR HOME**

A dwelling constructed on-site in compliance with the Florida Building Code and made of components substantially assembled in a manufacturing plant and transported to the building site for final assembly on a permanent foundation. A modular home may also be referred to as a manufactured residential building.