

Options for Removing Unusable Mobile Homes LANDOWNER



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The Kentucky Manufactured Housing Institute (KMHI) is providing this information as a public service to assist those who want to recycle or demolish uninhabitable mobile homes. There are many federal, state and local regulations which may apply with respect to the appropriate, safe and legal method to complete the process. KMHI does not warrant the information contained herein on a legal basis and would encourage the use of contractors who are properly registered and licensed with all of the appropriate agencies.

Photo credit: Bryan Miles, Solid Waste Coordinator, Grant County, Kentucky.

1.0 Making a Sound Decision

If you have a very old, flood or storm damaged mobile home, **it may be time to consider the benefits of properly disposing of it.**

Modern manufactured housing is no longer considered either mobile or disposable due to the improvements in architectural design, durability, safety, wind resistance, energy efficiency, ventilation, installation and the ability to appreciate in value.

However, there are many, very old mobile homes, built before 1976, or prior to the improvements brought about by the HUD Code. The term mobile homes, as distinguished from manufactured homes, is used because the vast majority of unsafe units are over 25 years old. **Pre-HUD Code factory built housing is properly defined as a mobile home.**

For used homes the Manufactured Home Certification and Licensure Board of Kentucky has an inspection system to determine compliance with standards for human habitation:

B1 Seal = Habitable, certified inspection meets HUD Code performance standards.

B2 Seal = Not habitable, certified inspection does not meet HUD Code performance standards. As a salvage unit, it is only legal for storage or utility use.

Modern manufactured housing will age well, and with proper care and maintenance may improve through the years. Very old mobile homes built before the HUD Code can become problems.

1) Unattractive

- 2) Fire hazard
- 3) Attractive nuisance
- 4) Lower the value or depreciate surrounding property
- 5) Impact tax or insurance bills

It is very difficult and expensive to bring a pre-HUD Code unit up to code so that it can be sold or rented. Generally it costs more to remodel a pre-HUD home than it would to buy a new safe modern home.

It is illegal to inhabit or rent an uninhabitable salvage unit.

2.0 Methods for Disposal

Depending on the condition of the unit (could it be made road worthy?), the availability and distance to a landfill and the businesses available to assist you (at a reasonable cost), you may choose one of many options. The Worksheet that follows will help you to sort through your options and make your best selection. Once you have done this, you may want to create a simple checklist (samples in section 5) to keep track of the steps.

2.1 Landfill:

Landfills of 2 types may be able to accept the debris from the mobile home. One is a construction and demolition debris (CDD) landfill. The second is a municipal solid waste (MSW) landfill. Some of them are owned by the county, but most are privately owned and operated.

There will be rules about what they will accept and how. You may be able to have a mobile home hauled to some, while others will only accept the previously crushed and separated debris. Some will also have facilities for your recyclable materials, hazardous wastes and

appliances. Do not expect landfills to have the same procedures, they don't. Use your worksheet and checklist to call and ask the right questions.

2.2 Private Recycler, Salvage Yard:

Like the public facilities explained above, the private facilities and contractors are highly variable. Call those you find in the phone book that operate in your area for a quote or check with your county solid waste coordinator's office for the registered operators.

2.3 Transport Whole Unit to Landfill:

If the mobile home you wish to demolish is or can be made roadworthy and there is a landfill that will accept the unit whole, this may be your best option. A lot depends on the distance to the landfill and the cost of a manufactured home transporter versus dump trucks or rollout dumpsters.

2.4 Demolish on Site and Haul Debris:

In some cases this is the best option because the mobile home is not in good enough shape to tow, the landfill will not accept a whole home or the waste hauling companies can give you a better deal than the manufactured home transporters because of your particular situation.

2.5 Demolish on Site and Bury Debris:

There is a State law, that permits, in certain situations, a property owner to dig a hole and compact the mobile home and bury it on their land. This can actually be more expensive than the other methods, to do it right, and hazardous and environmentally unsound if you do it wrong. To explore this option call your County Solid Waste

Coordinator and local government for applicable regulations.

2.6 Fire Department Burn and Owner Haul Debris:

This is a very limited option. In some cases, a local fire department may be willing to use your mobile home for a practice, controlled burn. This option may not be wise if the unit is surrounded by trees or brush or is near other dwellings or outbuildings. If this option is to be used, remember to disconnect utilities, remove hazardous materials and be ready to clean up afterwards.

Remember, this mobile home is **not** built to current fire retardation, prevention and safety requirements.

3.0 Who to Contact for Information to Choose Your Best Method

3.1 Manufactured Home Transport Company:

A licensed Manufactured Home Transport Company can be found through the Kentucky Manufactured Housing Institute (KMHI) at (502) 223-0490 The Transport company can evaluate whether or not it is feasible and safe to tow your unit to a disposal site on its own axle and wheels.

3.2 County Solid Waste Coordinator:

This is a good time to know what local government jurisdiction the property with the disposal unit is in. Is it in the County or the Town or City? The mailing address is not a sure indication. Start by checking the tax bills for the property with the disposal unit or the blue pages of your phone book. Then call the local government you think is yours with both your street address and a

legal description to confirm.

Once you are sure of the County use the Blue Pages or www.earth911.org to find the County Solid Waste and Recycling Coordinator that serves you. Ask about the public landfills, both Construction and Demolition and Municipal Solid Waste landfills. You will want to know what they accept, in what form and how much they charge.

3.3 Private Companies that Salvage, Recycle, Haul and Dispose:

In 2003 the State passed a law requiring that individuals and companies that have salvage, recycling and waste hauling businesses must be registered with the counties in which they do business. Call your County Solid Waste Coordinator for information on registered contractors. Many of these companies are listed in the yellow pages of your phone book.

3.4 Hauling Companies for Debris - Dump Trucks or Dumpsters:

Call your County Solid Waste Coordinator for information on registered contractors. Many of these companies are listed in the yellow pages of your phone book.

3.5 Web Sites:

www.kmhi.org
www.earth911.org
www.waste.ky.gov

4.0 Worksheet for Cost Comparison

Attached is a worksheet to assist in the first step of calling around and finding out:

- 1) What options are available to you
- 2) How much do they cost

- 3) What can I do myself and what do I need to hire out

5.0 Checklists of Steps

Once you have made a decision based on your research, you need to translate all of the information about your specific project into a series of steps. This will help you to manage this process well and not find yourself losing time or money because you forgot something or did not line up the resources you need.

6.0 A Cleared Lot Ready for Use

With the uninhabitable mobile home removed, the utilities capped, and the former home off the tax rolls, you can turn your attention to clearing the lot for easy maintenance and future productive use.

4.0 Worksheet for Cost Comparison

OPTIONS	Do It Yourself or Hire It	Estimated Cost	Notes
Landfill:			Construction and demolition debris or municipal?
Whole unit or debris only? Tipping fee?			
Appliances?			
Hazardous materials?			
Furnishings?			
Tires?			
Private Recycler, Salvage Yard:			
Whole unit or debris only? Tipping fee?			
Appliances?			
Hazardous materials?			
Furnishings?			
Tires?			
Transport Whole Unit to Landfill:			
Roadworthy repairs?			
Fee for towing?			
Demolish on Site and Haul Debris:			
Roll out dumpsters?			
Dump trucks?			
Backhoe to break up, load and crush			
Labor?			
Demolish on Site and Bury Debris:			
Backhoe to break up, and bury			
Labor?			

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Fire Department Burn and Owner Haul Debris:			
Roll out dumpsters?			
Dump trucks?			
Fire Department contribution check?			

5.0 Checklists of Steps

STEPS For All Options	Do It Yourself or Hire It	Estimated Cost	Notes
Paperwork			
Surrender Title			
Remove from Tax Rolls			
Keeping a Record			A simple letter may be needed to release the mobile home for demolition and certify demolition for tax roll removal
Prepare the Site			
Disconnect Utilities			
Clear a Path for Trucks			
Note Potential Hazards			
Prepare the Unit			
Remove Furnishings			
Remove Appliances			
Remove Hazardous Materials			
Clearly Mark the Unit			

STEPS For Your Choice	Do It Yourself or Hire It	Estimated Cost	Notes
LANDFILL:			
Transport Whole Unit to Landfill:			
Follow instructions of landfill operator			

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Hire a manufactured home transporter			
Prepare to pay tipping fee for disposal			
Demolish on Site and Haul Debris:			
Follow instructions of landfill operator			
Hire a waste hauling company			
Clearly establish their responsibilities and yours			
Prepare to pay tipping fee for disposal			
PRIVATE RECYCLER, SALVAGE YARD:			
Transport Whole Unit to Landfill:			
Contract with company			
Clearly establish their responsibilities and yours			
Hire a manufactured home transporter			
Prepare to pay fees			
Demolish on Site and Haul Debris:			
Demolish on Site and Bury Debris:			
Fire Department Burn and Haul Debris:			