



Mobile Home Installation Fact Sheet

If you are planning to install a mobile home in Levelland there are a number of Federal, State, and local regulations which apply specifically to mobile homes that we want you to be aware of before you finalize your plans. Most of these requirements apply to both mobile homes and conventional site built structures. However, some are specific to mobile homes either because of the temporary nature of a mobile home, or because a mobile home is more susceptible to fire and weather damage than conventional site built structures. Please review this factsheet thoroughly before proceeding with your mobile home installation.

Type of Mobile Home

Only HUD Code manufactured homes may be installed in Levelland.

[City of Levelland Code of Ordinances, Chapter 9 Land Use Regulations, Section 9.515\(n\)](#) - No mobile home manufactured prior to June 15, 1976 that does not qualify as a HUD Code Manufactured Home shall be brought into, stored, set up, or used within the city limits of the City of Levelland.

Anchoring and Skirting Required for Mobile Home

Due to its susceptibility to wind damage, before the final inspection can be provided to a mobile home it must be properly anchored and skirted.

[City of Levelland Code of Ordinances, Chapter 9 Land Use Regulations, Section 9.506\(c\)\(2\)](#) - HUD Manufactured Homes, provided that it is installed, skirted, supported and anchored in accordance with the regulations of the Texas Dept of Housing and Community Affairs authorized by V.T.C.A. Occupations Code Chapter 1201: and provided further, that all skirting shall be of color, texture, material and appearance that is compatible with the siding on the manufactured home and is not allowed to be rusted, rotted or otherwise deteriorated.

Mobile Home Setbacks from Property Line

While the front and back yard setbacks are the same as for conventional structures, due to their susceptibility to fire, mobile homes are require to have a greater side yard setback.

[City of Levelland Code of Ordinances, Article 9.500, Section 9.506](#) -

- (e) Front Yard, the minimum front yard shall be 25 feet.
- (j)(2) No mobile home shall be located nearer than ten (10) feet from the either side boundary lot line or nearer than five (5) feet from the back boundary lot line.

License Required to Install a Mobile Home

Texas law requires that mobile homes be installed by a licensed mobile home installer.

[Texas Occupation Code, Sub Chapter C. Licensing, Section 1201.11\(d\)](#) - A person may not act as an installer in the state unless the person holds an installers license.

Direct Connection to Public Sewer System

Mobile homes, as with all conventional structures, must have a direct connection to a public sewer main if the mobile home location is within 200 feet of a public sewer main.

City of Levelland Code of Ordinances, Chapter 6 Health and Sanitation, Section 6.102 - Every building intended for human habitation or occupancy within two hundred (200) feet of a public sewer shall be connected with the sewer by the owner or agent of the premises in the most direct manner possible and with a separate connection for each house or building.

Plumbing Work on Mobile Home

Unless the work is being done by the owner who will also be inhabiting the mobile home, all plumbing work must be done by a licensed plumber. This is the same requirement as for a conventional structure.

Texas Plumbing Occupants Code, Chapter 1301, Sub Chapter B. Exemptions, Sec 1301.051, Plumbing by property owner in homestead - A property owner is not required to be licensed under this chapter to perform plumbing in the property in the property owned homestead.

Electrical Work on Mobile Home

As with plumbing work, only an owner who will inhabit the structure may perform electrical work on a mobile home without an electrical license. Again, this same requirement applies to conventional structures.

Texas Electrical Safety and Licensing Act, Title 8, Occupations Code, Chapter 1305, Section 135.003(a)(6) - (a person can perform electrical work exempt from having a electrical license only if it is) "work not specifically regulated by a municipal ordinance that is performed in or on a dwelling by a person who own and resides in the dwelling."

If you have additional questions please contact the Inspections Department at:

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