

1 AN ACT relating to manufactured housing.

2 *Be it enacted by the General Assembly of the Commonwealth of Kentucky:*

3 ➔SECTION 1. A NEW SECTION OF KRS CHAPTER 186A IS CREATED TO  
4 READ AS FOLLOWS:

5 *(1) The owner of a manufactured home that has been converted to real estate in*  
6 *accordance with KRS 186A.297 may detach or sever the home from the real*  
7 *property by filing an affidavit of severance with the clerk of the county in which*  
8 *the affidavit of conversion originally took place and in which the real estate is*  
9 *located. The affidavit of severance shall include the following information:*

10 *(a) The manufacturer and, if applicable, the model name of the manufactured*  
11 *home;*

12 *(b) The legal description of the real property on which the manufactured home*  
13 *is or was placed;*

14 *(c) A Class B1 or B2 Seal as required under KRS 227.600;*

15 *(d) Certification of an attorney or title abstractor that there are no security*  
16 *interests or liens in the manufactured home that have not been released by*  
17 *the secured party, or certification of any holder of a security interest in the*  
18 *manufactured home of:*

19 *1. The amount of any existing security interest; and*

20 *2. The secured party's consent to issuance of a title.*

21 *For the purposes of this paragraph, "owner" means any entity with a*  
22 *security interest in the manufactured home, including the manufactured*  
23 *home lender, community, retailer, or resident; and*

24 *(e) The homeowner's statement that the manufactured home has been or will*  
25 *be removed from the real property.*

26 *(2) A county clerk shall not accept an affidavit of severance when there is a lien or*  
27 *mortgage recorded upon the real estate without permission of the lien holder or*

1        lender.

2        (3) When the county clerk files the affidavit of severance, the county clerk shall  
3        provide a copy to the property valuation administrator for adjustment of the real  
4        property tax rolls of the county.