

DEPARTMENT OF HOUSING AND URBAN DEVELOPMENT

Office of Housing

Manufactured Housing Fees Trust Fund

SUMMARY OF RESOURCES

(Dollars in Thousands)

	Enacted/ Requested	Carryover	Supplemental/ Rescission	Transfers	Total Resources	Obligations	Net Outlays
2025 Appropriation	14,000	22,195	-	-	36,195	17,817	12,964
2026 Appropriation	14,000	18,377	(5,200)	-	27,177	13,905	13,000
2027 President's Budget	14,000	13,273	-	-	27,273	23,905	14,000
Change from 2026	-	(5,104)	5,200	-	96	10,000	1,000

a/ Included in 2025 Carryover is \$2.3 million in recaptures.

b/ Sec. 234 of P.L. 119-75 included a rescission of \$5.2 million in carryover funds.

PROGRAM PURPOSE

HUD's Office of Manufactured Housing Programs (OMHP) plays a critical role in ensuring access to affordable homeownership, supporting the Administration's goal of increasing the Nation's supply of affordable housing, and overseeing compliance with construction safety standards.

BUDGET OVERVIEW

The 2027 President's Budget requests \$14 million for the Manufactured Housing Fees Trust Fund program, which is equal to the 2026 Enacted level. This includes the following estimated amounts:

- \$4.6 million for payments to State Administrative Agencies;
- \$4.9 million for Monitoring Production Inspection Primary Inspection Agencies (IPIAs) and States;
- \$2.0 million for Monitoring Design Approval Primary Inspection Agencies (DAPIAs);
- \$988 thousand for Installation Inspection and Enforcement;
- \$728 thousand for Consumer Information and Dispute Resolution; and
- \$689 thousand for Manufactured Housing Consensus Committee Administering Organization.

HUD also plans to use up to \$10 million of unobligated, prior-year funds to advance initiatives in alignment with the Administration's priorities. The proposed allocation includes targeted investments in education and training activities, such as a strategic communications initiative to shift stigma and perception challenges to manufactured housing, State and Primary Inspection Agency training to strengthen program compliance, and specialized training for manufactured housing installers and inspectors to ensure consistent and effective oversight.

Carryover resources will also be directed toward critical IT needs, including system development and enhancements to improve the Program's operational efficiency and data management capabilities, in coordination with HUD's Office of the Chief Information Officer. These planned efforts are multi-year initiatives that may undergo scheduled changes and require funding flexibility. These funds are intended to be for temporary activities that do not permanently expand the Program's authorized uses or create recurring funding needs. All activities will ensure expenditures remain consistent with statutory program requirements, established budget authority, Administration priorities, and Departmental objectives.

The Department also proposes to change the program's period of availability from no-year to 3-year, in order to limit the ongoing accrual of unobligated balances. As HUD transitions to this new funding cycle, it will continue to have access to unobligated no-year carryover to ensure program readiness and continuity in the event of unforeseen requirements and to ensure state payments can continue throughout the fiscal year.

JUSTIFICATION

Manufactured housing contributes to the supply of safe and affordable housing and can help Americans realize the dream of homeownership. By enabling disadvantaged households to advance their own economic opportunities and build equity, OMHP directly supports the objective of sustainable homeownership and financial viability. Additionally, as a major source of FEMA-provided temporary housing, manufactured homes also support the short- and long-term objectives of disaster recovery.

As a regulatory office, OMHP is charged with ensuring the quality, safety, and durability of manufactured housing. Commensurate with this charge, OMHP administers oversight of all segments of the industry and monitors the success and impacts of the programs. Since the program's inception in 1976, the overall quality, safety, and durability of manufactured housing has improved while preserving affordability. The number of per capita fires and deaths in manufactured homes has been significantly reduced compared to homes produced before the HUD standards became effective. Manufactured homes produced under the HUD Code also perform better in high wind events due to enhancements to modern manufactured home construction standards. Moreover, the increased durability of manufactured homes produced under HUD's program has prompted broader availability of financing for manufactured homes including mortgage financing when the land is also being purchased.

Manufacturers pay a \$100 label fee per transportable home section (typically 1 to 2 transportable sections per home). HUD then uses these fees to perform statutorily required activities (e.g., State payments, monitoring and inspections, consensus committee administration). The in-plant inspections and quality assurance oversight are particularly important to ensure quality assurance programs are working properly and in compliance with HUD and other standards necessary to protect consumer safety. HUD collected approximately \$15.7 million in 2024 and \$16.8 million in 2025.

Funding will support the Department's implementation and oversight responsibilities for the national manufactured housing regulatory program, which includes updating construction, safety, and installation standards for manufactured homes nationwide. The 2027 Budget provides funding for HUD to conduct technical compliance and enforcement activities, as well as support meetings with State partners to increase State engagement and build consensus. The funding will support State inspection programs, incentivize State partnerships, increase State collaboration with OMHP, and fully support Manufactured Housing Consensus Committee (MHCC) and contracted assistance activities that support the rulemaking process. The 2027 Budget will also allow for continued contract assistance to develop more robust cost-benefit analyses for recommended standards and regulation updates and to enable a more expedient and streamlined rulemaking process.

MANUFACTURED HOUSING FEES TRUST FUND

User Fees

Fee	Statute	Where and How the Fee is Collected	2027 Fee Schedule	Estimated Collections (dollars in thousands)
Manufactured Home Certification Label Fee	42 U.S.C §5419 - Authority to Collect Fee	Manufactured Home manufacturers order certification labels from HUD using HUD Form 301 and pay the US Treasury through www.pay.gov at a fee of \$100 per label ordered.	In accordance with program regulations at 24 CFR §§ 3282.210 and 3284.5, each manufacturer, as defined in 24 CFR § 3282.7 must pay a fee of \$100 per transportable section of each manufactured housing unit that it manufactures under the requirements of the Manufactured Home Construction and Safety Standards.	\$18,000

SUMMARY OF RESOURCES BY PROGRAM

(Dollars in Thousands)

Budget Activity	2025 Budget Authority	2024 Carryover Into 2025	2025 Total Resources	2025 Obligations	2026 Appropriation	2025 Carryover Into 2026	2026 Total Resources	2027 President's Budget
Manufactured Housing Fee Trust Fund -- General Fund	14,000	22,195	36,195	17,817	14,000	18,377	27,177	14,000
Total	14,000	22,195	36,195	17,817	14,000	18,377	27,177	14,000

a/ Reflected in the 2026 Total Resources is \$5.2 million in rescissions of 2026 Carryover included in Sec. 234 of P.L. 119-75.

LEGISLATIVE PROPOSALS AND GENERAL PROVISIONS

Appropriations Language Changes

The 2027 President's Budget changes the appropriations language in the following ways:

- Use of Unobligated Carryover: Provides HUD authority to use up to \$10 million in unobligated carryover on activities to modernize oversight procedures and help stakeholders more quickly adapt to and incorporate changes in the Manufactured Home Construction and Safety Standards (MHCSS) code.
- Period of Availability: Changes the period of availability of appropriated funds from no-year to three years. The intent of this change is to limit the accrual of unobligated balances, as well as accommodate unanticipated spending.

APPROPRIATIONS LANGUAGE

The 2027 President's Budget includes the appropriations language listed below.

For necessary expenses as authorized by the National Manufactured Housing Construction and Safety Standards Act of 1974 (42 U.S.C. 5401 et seq.), up to \$14,000,000, to remain available until September 30, 2029, of which \$14,000,000 shall be derived from the Manufactured Housing Fees Trust Fund (established under section 620(e) of such Act (42 U.S.C. 5419(e)): Provided, That not to exceed the total amount appropriated under this heading shall be available from the general fund of the Treasury to the extent necessary to incur obligations and make expenditures pending the receipt of collections to the Fund pursuant to section 620 of such Act: Provided further, That the amount made available under this heading from the general fund shall be reduced as such collections are received during fiscal year 2027 so as to result in a final fiscal year 2027 appropriation from the general fund estimated at zero, and fees pursuant to such section 620 shall be modified as necessary to ensure such a final fiscal year 2027 appropriation: Provided further, That, notwithstanding sections 620(a)(1), (c), and (e)(1) of such Act, the Secretary may use up to \$10,000,000 of unobligated funds from prior year appropriations to enter into contracts or agreements that support education and training activities to advance the purposes of such Act, of which up to \$2,500,000 may be transferred to and merged with amounts made available under the heading "Information Technology Fund" for the purpose of supporting manufactured housing oversight with activities authorized under that heading: Provided further, That for the dispute resolution and installation programs, the Secretary may assess and collect fees from any program participant: Provided further, That such collections shall be deposited into the Trust Fund, and the Secretary, as provided herein, may use such collections, as well as fees collected under section 620 of such Act, for necessary expenses of such Act: Provided further, That, notwithstanding the requirements of section 620 of such Act, the Secretary may carry out responsibilities of the Secretary under such Act through the use of approved service providers that are paid directly by the recipients of their services.