

MOBILE HOME FAQs

Why am I required to get a mobile home permit?

SC Code of Laws Section 31-17-320

requires mobile home owners to obtain a moving permit prior to moving a mobile home into, within, or out of the county and to change the ownership of a mobile home.

SC Code of Laws Section 31-17-340 states that decals are required on mobile homes.

A mobile home license issued by the licensing agent shall be valid until title to such mobile home is transferred to a new owner or until the mobile home is relocated. The license shall be evidenced by a decal to be delivered to the owner or his agent on a form as shall be prescribed by the Department of Revenue and shall be displayed on the mobile home so as to be clearly and readily visible from the outside. The fee for a mobile home license shall be five dollars. The fee shall be collected by the licensing agent issuing the license and shall be paid into the general fund of the county.

Can I combine my mobile home and land under one account for tax purposes?

To combine your mobile home and land together under one account, you must de-title the mobile home with the S.C. Department of Motor Vehicles. Information and de-titling forms are available on the assessor's website.

My attorney handled my paperwork for a mobile home/land package deal. Why is the mobile home still in the prior owner's name?

Mobile home owner must file title, bill of sale or Form 400 with the S C Department of Motor Vehicles and present the information to the assessor's office to complete the change of ownership on the tax records.

To combine your mobile home and land together under one account, you must de-title the mobile home with the S C Department of Motor Vehicles.

What happens if I buy a mobile home on which the taxes are not paid?

Property taxes are a lien on the property. If the above happens, you would be purchasing a tax lien along with the mobile home. To ensure this does not happen, you should contact the Greenville County Tax Collector's Office (864-467-7050) to verify if the taxes are current and make sure that you are not inheriting unpaid delinquent taxes before you purchase the mobile home.

Mobile home burned years ago. Why am I still receiving a tax notice?

A fire report must be submitted to the Assessor to determine when to remove the mobile home from tax roll.

I am moving my mobile home out of the county. Why do I pay the current year taxes on my mobile home?

South Carolina Code of Laws Section 31-17-360

If the mobile home is to be removed beyond the boundaries of the county, any taxes that have been assessed for that calendar year must be paid in full, and if taxes have not yet been assessed for the calendar year in which the move is being made, the assessor shall provide the county auditor with an assessment and the auditor shall apply the previous year's millage. The county treasurer shall collect the taxes before issuing the requisite certificate to the licensing agent, and upon payment of any taxes, give the permit applicant a receipt showing that all taxes have been paid.

Mobile home no longer belongs to me. Why did I get a tax notice?

If the mobile home was sold in the current year, forward the tax notice to new owner. Notify the new owner to contact the assessor's office for information and to complete the proper documents for a change of ownership. An ownership change requires a title in the new owners name OR a SCDMV Form 400 and bill of sale with new owners name on front of the Form 400. All taxes must be current before making an ownership change.

What is a "Derelict Mobile Home"?

"Derelict mobile home" means a mobile home that is

- not connected to electricity or not connected to a source of safe potable water supply sufficient for normal residential needs, or both;
 - not connected to a Department of Health and Environmental Control approved wastewater disposal system; or
 - unoccupied for a period of at least thirty days and for which there is clear and convincing evidence that the occupant does not intend to return on a temporary or permanent basis;
- AND**
- that is so damaged, decayed, dilapidated, unsanitary, unsafe, or vermin-infested that it creates a hazard to the health or safety of the occupants, the persons using the mobile home, or the public.

For additional information reference is made to S C Code of Laws 6-1-150.