

**FIRST ENGROSSMENT  
with Senate Amendments**

Sixty-first  
Legislative Assembly  
of North Dakota

**ENGROSSED HOUSE BILL NO. 1301**

Introduced by

Representative Ruby

Senator Nodland

1 A BILL for an Act to create and enact sections 39-05-35 and 47-10-26 of the North Dakota  
2 Century Code, relating to the conversion of manufactured homes to real property and the  
3 affixation of manufactured homes to real property and the conveyance and encumbrance of  
4 manufactured homes as real property; and to amend and reenact sections 11-18-02.2,  
5 35-01-05.1, 39-05-01, 39-05-02.2, 39-05-09, 39-05-09.2, 39-05-19, 39-05-20, 39-05-22,  
6 47-01-03, 57-02-04, and 57-55-01 and subsection 2 of section 57-55-10 of the North Dakota  
7 Century Code, relating to manufactured homes.

8 **BE IT ENACTED BY THE LEGISLATIVE ASSEMBLY OF NORTH DAKOTA:**

9 **SECTION 1. AMENDMENT.** Section 11-18-02.2 of the North Dakota Century Code is  
10 amended and reenacted as follows:

11 **11-18-02.2. Statements of full consideration to be filed with state board of**  
12 **equalization or recorder - Procedure - Secrecy of information - Penalty.**

- 13 1. Any grantee or grantee's authorized agent who presents a deed in the office of the  
14 county recorder shall certify on the face of the deed any one of the following:
  - 15 a. A statement that the grantee has filed a report of the full consideration paid  
16 for the property conveyed with the state board of equalization.
  - 17 b. A statement that the grantee has filed a report of the full consideration paid  
18 for the property conveyed with the recorder.
  - 19 c. A statement of the full consideration paid for the property conveyed.
  - 20 d. A statement designating one of the exemptions in subsection 6 7 which the  
21 grantee believes applies to the transaction.
- 22 2. Any party who presents an affidavit of affixation to real property of a manufactured  
23 home in the office of the county recorder in accordance with section 47-10-26 and  
24 who acquired the manufactured home before the affixation of the manufactured

- 1            home to the real property shall either contain in or present in addition to the  
2            affidavit of affixation any one of the following:
- 3            a.    A statement that the party has filed with the state board of equalization a  
4            report of the full consideration paid for the manufactured home before the  
5            affixation.
- 6            b.    A statement that the party has filed with the recorder a report of the full  
7            consideration paid for the manufactured home before the affixation.
- 8            c.    A statement of the full consideration paid by the party for the manufactured  
9            home before the affixation.
- 10          3.    The recorder ~~shall~~ may not record any deed unless ~~it~~ the deed contains one of the  
11          statements required by subsection 1 or record any affidavit of affixation unless the  
12          affidavit contains or is accompanied by one of the statements required by  
13          subsection 2.
- 14          ~~3.~~ 4.    The recorder shall accumulate and at least monthly forward to the state board of  
15          equalization a report containing the information filed in the recorder's office  
16          pursuant to subsection 1 or subsection 2.
- 17          4.    5.    The state board of equalization shall prescribe the necessary forms for the  
18          statements and reports to be used in carrying out ~~the purposes of~~ this section, and  
19          the forms ~~will~~ must contain a space for the explanation of special circumstances  
20          ~~which~~ that may have contributed to the amount of the consideration.
- 21          5.    6.    For purposes of ~~this section~~ subsection 1, the word "deed" means an instrument or  
22          writing whereby any real property or interest therein ~~shall be~~ is granted, conveyed,  
23          or otherwise transferred to the grantee, purchaser, or other person, except any  
24          instrument or writing ~~which~~ that transfers any ownership in minerals or interests in  
25          minerals underlying land if that ownership has been severed from the ownership of  
26          the overlying land surface or any instrument or writing for the easement, lease, or  
27          rental of real property or any interest therein.
- 28          6.    7.    ~~The provisions of this~~ This section ~~do~~ does not apply to deeds transferring title to  
29          the following types of property, or to deeds relating to the following transactions:  
30          a.    Property owned or used by public utilities.  
31          b.    Property classified as personal property.

- 1 c. A sale when the grantor and the grantee are of the same family or corporate  
2 affiliate, if known.
- 3 d. A sale ~~which~~ that resulted as a settlement of an estate.
- 4 e. All sales to or from a government or governmental agency.
- 5 f. All forced sales, mortgage foreclosures, and tax sales.
- 6 g. All sales to or from religious, charitable, or nonprofit organizations.
- 7 h. All sales when there is an indicated change of use by the new owners.
- 8 i. All transfer of ownership of property for which is given a quitclaim deed.
- 9 j. Sales of property not assessable by law.
- 10 k. Agricultural lands of less than eighty acres [32.37 hectares].
- 11 l. A transfer that is pursuant to a judgment.
- 12 ~~7.~~ 8. The state board of equalization shall guard the secrecy of information contained on  
13 statements filed with the board ~~pursuant to~~ under subsection 1 or subsection 2,  
14 and any information contained on statements and any information provided by  
15 local officials ~~shall~~ must be limited to ~~such data as is~~ necessary to perform ~~their~~  
16 official duties and ~~shall~~ may not include the names of any grantors or grantees to  
17 deeds or of any parties to affidavits of affixation. Any reports made available to the  
18 public must be made in a manner that will not reveal the names of any grantors ~~or~~,  
19 grantees, or parties. The recorder shall guard the secrecy of information contained  
20 on reports filed in the recorder's office ~~pursuant to~~ under subdivision b of  
21 subsection 1 or subdivision b of subsection 2.
- 22 ~~8.~~ 9. Any person ~~who~~ that, in the statements provided for in subsection 1 or subsection  
23 2, willfully falsifies the consideration paid for the transferred real property or the  
24 manufactured home, as applicable, or interest therein or ~~who~~ that falsely certifies  
25 that the person has filed a report of full consideration with the state board of  
26 equalization is guilty of a class B misdemeanor.

27 **SECTION 2. AMENDMENT.** Section 35-01-05.1 of the North Dakota Century Code is  
28 amended and reenacted as follows:

29 **35-01-05.1. When security interest in vehicle valid.**

- 30 1. No security interest, including a security interest under chapter 41-09, in a vehicle,  
31 including a manufactured home, which is not inventory held for sale is valid as

1           against subsequent purchasers and encumbrances of the property in good faith  
2           and for value unless the security interest is clearly indicated upon the certificate of  
3           title to the vehicle or unless such certificate of title is in the possession of the  
4           secured party, provided, however, that a purchase money security interest under  
5           chapter 41-09 in a manufactured home is perfected against the rights of judicial  
6           lien creditors and execution creditors on and after the date the purchase money  
7           security interest attaches, and provided further the holder of a security interest in  
8           or a lien on a manufactured home may deliver lien release documents to a person  
9           to facilitate conveying or encumbering the manufactured home. A person  
10          receiving documents so delivered holds the documents in trust for the security  
11          interest holder or the lienholder.

12          2. Except as otherwise provided in section 47-10-26 and in subsections 1 and 2 of  
13          section 39-05-35, after a certificate of title has been issued for a manufactured  
14          home and as long as the manufactured home is subject to a security interest  
15          perfected under this section, the department may not file an affidavit of affixation,  
16          cancel the manufacturer's certificate of origin, or revoke the certificate of title, and  
17          the validity and priority of a security interest perfected under this section continues,  
18          notwithstanding any other provision of law.

19          3. The term "manufactured home" as used in subsections 1 and 2 is a manufactured  
20          home as defined in section 41-09-02, excluding a manufactured home with respect  
21          to which the requirements of subsections 1 through 3 of section 39-05-35, as  
22          applicable, have been satisfied.

23          4. The term "vehicle" as used in this section includes any vehicle for which a  
24          certificate of title is required under title 39 or other statutes of this state.

25          5. With respect to a manufactured home that is or will be permanently affixed to real  
26          property, upon recordation of an affidavit of affixation under section 47-10-26 and  
27          satisfaction of the requirements of subsections 1 through 3 of section 39-05-35, as  
28          applicable, a perfection or termination of a security interest with respect to the  
29          permanently affixed property is governed by chapter 47-10.

30          **SECTION 3. AMENDMENT.** Section 39-05-01 of the North Dakota Century Code is  
31          amended and reenacted as follows:

1           **39-05-01. ~~Definition~~ Definitions.** In this chapter, unless the context or subject matter  
2 otherwise requires, "motor vehicle" includes a housetrailer or mobile home and ~~any a~~  
3 semitrailer designed to be towed by a truck tractor and "manufactured home" means a  
4 manufactured home as defined in section 41-09-02.

5           **SECTION 4. AMENDMENT.** Section 39-05-02.2 of the North Dakota Century Code is  
6 amended and reenacted as follows:

7           **39-05-02.2. Exclusions from the certificate of title requirement.** No certificate of  
8 title need be obtained for:

- 9           1. A vehicle owned by the United States unless it is registered in this state.
- 10          2. A vehicle owned by a manufacturer or dealer and held for sale, even though  
11            incidentally moved on the highway or used for purposes of testing or  
12            demonstration, or a vehicle used by a manufacturer solely for testing.
- 13          3. A vehicle owned by a nonresident of this state and not required by law to be  
14            registered in this state.
- 15          4. A vehicle regularly engaged in interstate transportation of persons or property for  
16            which a currently effective certificate of title has been issued in another state.
- 17          5. A vehicle moved solely by human or animal power.
- 18          6. Implements of husbandry.
- 19          7. Special mobile equipment.
- 20          8. A self-propelled invalid wheelchair or invalid tricycle.
- 21          9. Any vehicle which is driven or moved upon a highway only for the purpose of  
22            crossing the highway from one property to another. The vehicle shall cross the  
23            highway at an angle of approximately ninety degrees to the direction of the  
24            highway.
- 25          10. Other vehicles not required to be registered in this state or not required to display  
26            distinctive plates.
- 27          11. A manufactured home with respect to which the requirements of subsections 1  
28            through 3 of section 39-05-35, as applicable, have been satisfied.

29           **SECTION 5. AMENDMENT.** Section 39-05-09 of the North Dakota Century Code is  
30 amended and reenacted as follows:

31           **39-05-09. Issuance, contents, delivery, and term of certificate.**

- 1           1. After checking the application for a certificate as provided in section 39-05-08 and  
2           except as provided in subsection 4, the department, if it is satisfied that the  
3           applicant is the person entitled to the possession of the vehicle, shall issue a  
4           certificate of title which must contain:
  - 5           a. The name of the owner.
  - 6           b. The vehicle identification number.
  - 7           c. The signature of the director.
  - 8           d. The date issued.
  - 9           e. A description of the vehicle as determined by the department.
  - 10          f. A statement of the owner's title and of all liens or encumbrances upon the  
11          vehicle therein described and whether possession is held by the owner or  
12          lienholder.
- 13          2. Upon the reverse side of such certificate must be contained forms for the  
14          assignment of title or interest and warranty thereof by the owner with a space for  
15          the notation of liens and encumbrances upon such vehicle at the time of a transfer.
- 16          3. The amount of any lien or encumbrance upon the vehicle need not be shown  
17          anywhere on the certificate of title, only the fact of such lien or encumbrance, and  
18          the identity of the lienholder or encumbrancer. The department shall deliver the  
19          certificate of title to the owner or first lienholder. The certificate is good for the life  
20          of the vehicle as long as the vehicle is owned or held by the original holder of the  
21          certificate.
- 22          4. The department may not issue a certificate of title for a manufactured home with  
23          respect to which there has been recorded an affidavit of affixation under section  
24          47-10-26.
- 25          5. The holder of a manufacturer's certificate of origin to a manufactured home may  
26          deliver it to a person to facilitate conveying or encumbering the manufactured  
27          home. A person receiving a manufacturer's certificate of origin so delivered holds  
28          the certificate in trust for the person delivering the certificate.
- 29          6. Notwithstanding any other provision of law, a certificate of title issued by the  
30          department for a manufactured home is prima facie evidence of the facts

1           appearing on the certificate, notwithstanding that the manufactured home, at any  
2           time, becomes affixed in any manner to real property.

3           **SECTION 6. AMENDMENT.** Section 39-05-09.2 of the North Dakota Century Code is  
4 amended and reenacted as follows:

5           **39-05-09.2. Suspension or revocation of certificates of title.**

6           1. The department shall suspend or revoke a certificate of title, upon notice and  
7           reasonable opportunity to be heard in accordance with chapter 28-32, when  
8           authorized by any other provision of law or if it finds:

9           a. The certificate of title was fraudulently procured or erroneously issued;

10           b. The vehicle has been scrapped, dismantled, or destroyed; or

11           c. A person has acquired a vehicle but has failed to transfer the ownership as  
12           required by this chapter.

13           2. For purposes of this section, the following apply:

14           a. Suspension or revocation of a certificate of title does not, in itself, affect the  
15           validity of a security interest noted on it.

16           b. When the department suspends or revokes a certificate of title, the owner or  
17           person in possession of it shall immediately upon receiving notice of the  
18           suspension or revocation, mail or deliver the certificate to the department.

19           c. The department may seize and impound any certificate of title which has  
20           been suspended or revoked.

21           3. Except as provided in subsection 2 of section 39-05-35, the department may not  
22           suspend or revoke a certificate of title to a manufactured home by reason of the  
23           fact that at any time the manufactured home becomes affixed in any manner to  
24           real property.

25           **SECTION 7. AMENDMENT.** Section 39-05-19 of the North Dakota Century Code is  
26 amended and reenacted as follows:

27           **39-05-19. Obtaining certificate of title for vehicle when ownership obtained by**

28 **other than voluntary means.** Whenever the ownership of any vehicle passes otherwise than

29 by voluntary transfer, the transferee may obtain a certificate of title for the vehicle from the

30 department upon application for the certificate and payment of a fee of five dollars. The

31 application for the certificate must be accompanied by instruments or documents of authority,

1 or copies thereof, as may be required by law to evidence or effect a transfer of title in or to  
2 chattels in such case. The department, when satisfied of the genuineness and regularity of  
3 such transfer, shall issue a new certificate of title to the person entitled thereto, provided that  
4 the department may not issue a certificate of title for a manufactured home with respect to  
5 which there has been recorded an affidavit of affixation under section 47-10-26.

6 **SECTION 8. AMENDMENT.** Section 39-05-20 of the North Dakota Century Code is  
7 amended and reenacted as follows:

8 **39-05-20. Transferee may obtain new certificate of title upon inability to obtain**  
9 **old certificate - Proof of ownership - Appeal.**

- 10 1. When the transferee of a vehicle is unable to obtain a properly assigned certificate  
11 of title for a vehicle, and makes application for a new certificate and presents  
12 satisfactory proof of ownership, the department may cancel the old certificate and  
13 issue a new certificate to the transferee, provided that the department may not  
14 issue a certificate of title for a manufactured home with respect to which there has  
15 been recorded an affidavit of affixation under section 47-10-26. Satisfactory proof  
16 of ownership must include compliance by the transferee with the procedures  
17 outlined in title 35. The department may establish procedures for determining  
18 satisfactory proof of ownership of a vehicle in those cases when the department is  
19 unable to determine the legal owner of record. Any person aggrieved by a  
20 decision of the department as to ownership of a vehicle may appeal that decision  
21 to the district court under chapter 28-32.
- 22 2. A person holding a certificate of title whose interests in the vehicle have been  
23 extinguished or transferred other than by voluntary transfer shall mail or deliver the  
24 certificate to the department upon request of the department. The delivery of the  
25 certificate pursuant to the request of the department does not affect the rights of  
26 the person surrendering the certificate. The action of the department in issuing a  
27 new certificate of title as provided herein is not conclusive upon the rights of the  
28 owner or lienholder listed in the old certificate.

29 **SECTION 9. AMENDMENT.** Section 39-05-22 of the North Dakota Century Code is  
30 amended and reenacted as follows:

1           **39-05-22. Department to maintain file of surrendered certificates of title - Purpose**

2 **- Records.** The department shall retain and appropriately file every surrendered certificate of  
3 title, such file to be maintained to permit the tracing of title of vehicles designated therein.

- 4           1. The department shall file, upon receipt, each affidavit of affixation relating to a  
5           manufactured home that is delivered in accordance with section 47-10-26 when  
6           satisfied of the affidavit's genuineness and regularity.
- 7           2. The department shall maintain a record of each affidavit of affixation filed in  
8           accordance with subsection 1. The record must state the name of each owner of  
9           the related manufactured home, the county of recordation, the date of recordation,  
10           the book and page number of each book of records in which there has been  
11           recorded an affidavit of affixation under section 47-10-26, and any other  
12           information the department prescribes.
- 13           3. The department shall file, upon receipt, each application for surrender of the  
14           manufacturer's certificate of origin relating to a manufactured home that is  
15           delivered in accordance with subsection 1 of section 39-05-35, when satisfied of  
16           the application's genuineness and regularity.
- 17           4. The department shall file, upon receipt, each application for surrender of the  
18           certificate of title relating to a manufactured home that is delivered in accordance  
19           with subsection 2 of section 39-05-35, when satisfied of the application's  
20           genuineness and regularity.
- 21           5. The department shall file, upon receipt, each application for confirmation of  
22           conversion relating to a manufactured home that is delivered in accordance with  
23           subsection 3 of section 39-05-35, when satisfied of the application's genuineness  
24           and regularity.
- 25           6. The department shall maintain a record of each manufacturer's certificate of origin  
26           accepted for surrender as provided in subsection 1 of section 39-05-35. The  
27           record must state the name of each owner of the manufactured home, the date the  
28           manufacturer's certificate of origin was accepted for surrender, the county of  
29           recordation, the date of recordation, the book and page number of each book of  
30           records in which there has been recorded an affidavit of affixation under section  
31           47-10-26, and any other information the department prescribes.

- 1           7. The department shall maintain a record of each manufactured home certificate of  
2 title accepted for surrender as provided in subsection 2 of section 39-05-35. The  
3 record must state the name of each owner of the manufactured home, the date the  
4 certificate of title was accepted for surrender, the county of recordation, the date of  
5 recordation, the book and page number of each book of records in which there has  
6 been recorded an affidavit of affixation under section 47-10-26, and any other  
7 information the department prescribes.
- 8           8. The department shall maintain a record of each application for confirmation of  
9 conversion accepted as provided in subsection 3 of section 39-05-35. The record  
10 must state the name of each owner of the manufactured home, the county of  
11 recordation, the date of recordation, the book and page number of each book of  
12 records in which there has been recorded an affidavit of affixation under section  
13 47-10-26, and any other information the department prescribes.
- 14           9. Such file of surrendered certificates of title and the records referred to in  
15 subsections 6, 7, and 8 must be maintained for a period of five years or for such  
16 further time that the director may determine.

17           **SECTION 10.** Section 39-05-35 of the North Dakota Century Code is created and  
18 enacted as follows:

19           **39-05-35. Manufactured homes - Conversion to real property - Procedure - Rules.**

- 20           1. a. The owner or, if there is more than one owner, all owners, of a manufactured  
21 home that is covered by a manufacturer's certificate of origin which the owner  
22 is able to produce and that is permanently affixed to real property as defined  
23 in subsection 1 of section 47-10-26, or which the owner intends to  
24 permanently affix to real property as defined in subsection 1 of section  
25 47-10-26, may surrender the manufacturer's certificate of origin to the  
26 manufactured home to the department by filing with the department an  
27 application for surrender of manufacturer's certificate of origin containing or  
28 accompanied by:
- 29           (1) The name, residence, and mailing address of the owner;  
30           (2) A description of the manufactured home, including the name of the  
31 manufacturer, the make, the model name, the model year, the

- 1                   dimensions, the manufacturer's serial number of the manufactured  
2                   home, whether the manufactured home is new or used, and any other  
3                   information the department requires;
- 4                   (3) The date of purchase by the owner of the manufactured home, the  
5                   name and address of the person from whom the home was acquired,  
6                   and the names and addresses of any security interest holders and  
7                   lienholders in the order of their apparent priority;
- 8                   (4) A statement, signed by the owner, stating either:
- 9                   (a) Any facts or information known to the owner that may affect the  
10                   validity of the title to the manufactured home or the existence or  
11                   nonexistence of a security interest in or lien on the manufactured  
12                   home; or
- 13                   (b) That no such facts or information are known to the owner;
- 14                   (5) A copy of the recorded affidavit of affixation as provided in accordance  
15                   with subsection 5 of section 47-10-26;
- 16                   (6) The original manufacturer's certificate of origin;
- 17                   (7) The name and mailing address of each person wishing written  
18                   acknowledgment of surrender from the department;
- 19                   (8) The applicable fee for filing the application for surrender; and
- 20                   (9) Any other information and documents the department reasonably  
21                   requires to identify the owner of the manufactured home and to enable  
22                   the department to determine whether the owner satisfied the  
23                   requirements of subdivisions a through c of subsection 6 of section  
24                   47-10-26 and is entitled to surrender the manufacturer's certificate of  
25                   origin and the existence or nonexistence of security interests in or liens  
26                   on the manufactured home.
- 27                   b. When satisfied of the genuineness and regularity of the surrender of a  
28                   manufacturer's certificate of origin to a manufactured home and upon  
29                   satisfaction of the requirements of subdivision a, the department shall:

- 1                   (1) Cancel the manufacturer's certificate of origin and update the  
2                   department's records in accordance with the provisions of section  
3                   39-05-22; and
- 4                   (2) Provide written acknowledgment of compliance with the provisions of  
5                   this section to each person identified on the application for surrender of  
6                   a manufacturer's certificate of origin under paragraph 7 of  
7                   subdivision a.
- 8                   c. Upon satisfaction of the requirements of this subsection, a manufactured  
9                   home must be conveyed or encumbered as provided in chapter 47-10. If the  
10                  application to surrender a manufacturer's certificate of origin is delivered to  
11                  the department within sixty days of recording the related affidavit of affixation  
12                  with the recorder in the county in which the real property to which the  
13                  manufactured home is or will be affixed and the application is thereafter  
14                  accepted by the department, the requirements of this subsection are deemed  
15                  satisfied as of the date the affidavit of affixation was recorded.
- 16                  d. Upon written request, the department shall provide written acknowledgment  
17                  of compliance with the provisions of this subsection.
- 18                  2. a. The owner or, if there is more than one owner, all owners, of a manufactured  
19                  home that is covered by a certificate of title which the owner is able to  
20                  produce and that is permanently affixed to real property as defined in  
21                  subsection 1 of section 47-10-26, or which the owner intends to permanently  
22                  affix to real property as defined in subsection 1 of section 47-10-26, may  
23                  surrender the certificate of title to the manufactured home to the department  
24                  by filing with the department an application for surrender of title containing or  
25                  accompanied by:
- 26                       (1) The name, residence, and mailing address of the owner;  
27                       (2) A description of the manufactured home, including the name of the  
28                       manufacturer, the make, the model name, the model year, the  
29                       dimensions, the manufacturer's serial number of the manufactured  
30                       home, whether the manufactured home is new or used, and any other  
31                       information the department requires;

- 1                   (3) The date of purchase by the owner of the manufactured home, the  
2                   name and address of the person from whom the home was acquired,  
3                   and the names and addresses of any security interest holders and  
4                   lienholders in the order of their apparent priority;
- 5                   (4) A statement, signed by the owner, stating either:
- 6                   (a) Any facts or information known to the owner that may affect the  
7                   validity of the title to the manufactured home or the existence or  
8                   nonexistence of a security interest in or lien on the manufactured  
9                   home; or
- 10                  (b) That no such facts or information are known to the owner;
- 11                  (5) A copy of the recorded affidavit of affixation provided in accordance  
12                  with subsection 5 of section 47-10-26;
- 13                  (6) The original certificate of title;
- 14                  (7) The name and mailing address of each person wishing written  
15                  acknowledgment of surrender from the department;
- 16                  (8) The applicable fee for filing the application for surrender; and
- 17                  (9) Any other information and documents the department reasonably  
18                  requires to identify the owner of the manufactured home and to enable  
19                  the department to determine whether the owner satisfied the  
20                  requirements of subdivisions a through c of subsection 6 of section  
21                  47-10-26 and is entitled to surrender the certificate of title and the  
22                  existence or nonexistence of security interests in or liens on the  
23                  manufactured home.
- 24                  b. The department may not accept for surrender a certificate of title to a  
25                  manufactured home unless and until all security interests or liens perfected  
26                  under section 35-01-05.1 have been released.
- 27                  c. When satisfied of the genuineness and regularity of the surrender of a  
28                  certificate of title to a manufactured home and upon satisfaction of the  
29                  requirements of subdivisions a and b, the department shall:
- 30                  (1) Cancel the certificate of title and update the department's records in  
31                  accordance with the provisions of section 39-05-22; and

- 1                   (2) Provide written acknowledgment of compliance with the provisions of  
2                   this section to each person identified on the application for surrender of  
3                   title under paragraph 7 of subdivision a.
- 4           d. Upon satisfaction of the requirements of this subsection, a manufactured  
5           home must be conveyed or encumbered as provided in chapter 47-10. If the  
6           application to surrender a certificate of title is delivered to the department  
7           within sixty days of recording the related affidavit of affixation with the  
8           recorder in the county in which the real property to which the manufactured  
9           home is or will be affixed, and the application is thereafter accepted by the  
10           department, the requirements of this subsection are deemed satisfied as of  
11           the date the affidavit of affixation was recorded.
- 12           e. Upon written request, the department shall provide written acknowledgment  
13           of compliance with the provisions of this subsection.
- 14       3. a. The owner or, if there is more than one owner, all owners, of a manufactured  
15           home that is not covered by a manufacturer's certificate of origin or a  
16           certificate of title, or of a manufactured home that is covered by a  
17           manufacturer's certificate of origin or certificate of title but which the owner of  
18           the manufactured home, after diligent search and inquiry, is unable to  
19           produce, and that is permanently affixed to real property as defined in  
20           subsection 1 of section 47-10-26, or which the owner intends to permanently  
21           affix to real property as defined in subsection 1 of section 47-10-26, may  
22           apply to the department by filing with the department an application for  
23           confirmation of conversion containing or accompanied by:
- 24           (1) The name, residence, and mailing address of the owner;  
25           (2) A description of the manufactured home, including the name of the  
26           manufacturer, the make, the model name, the model year, the  
27           dimensions, the manufacturer's serial number of the manufactured  
28           home, whether the manufactured home is new or used, and any other  
29           information the department requires;  
30           (3) The date of purchase by the owner of the manufactured home, the  
31           name and address of the person from whom the home was acquired,

- 1                   and the names and addresses of any security interest holders and  
2                   lienholders in the order of their apparent priority;
- 3                   (4) A statement, signed by the owner, stating either:
- 4                   (a) Any facts or information known to the owner that could affect the  
5                   validity of the title to the manufactured home or the existence or  
6                   nonexistence of a security interest in or lien on the manufactured  
7                   home; or
- 8                   (b) That no such facts or information are known to the owner;
- 9                   (5) A recorded copy of the affidavit of affixation as provided in accordance  
10                  with subsection 5 of section 47-10-26;
- 11                  (6) A sworn declaration by an attorney duly admitted to practice in this  
12                  state or an agent of a title insurance company duly licensed to issue  
13                  policies of title insurance in this state that the manufactured home is  
14                  free and clear of, or has been released from, all recorded security  
15                  interests, liens, and encumbrances; and
- 16                  (a) Any facts or information known to that person that could affect  
17                  the validity of the title of the manufactured home or the existence  
18                  or nonexistence of any security interest in or lien on the  
19                  manufactured home; or
- 20                  (b) That no such facts or information are known to that person;
- 21                  (7) The name and mailing address of each person wishing written  
22                  acknowledgment of surrender from the department;
- 23                  (8) The applicable fee for filing the application for surrender; and
- 24                  (9) Any other information and documents the department reasonably  
25                  requires to identify the owner of the manufactured home and to enable  
26                  the department to determine whether the owner satisfied the  
27                  requirements of subdivisions a through c of subsection 6 of section  
28                  47-10-26 and the existence or nonexistence of security interests in or  
29                  liens on the manufactured home.

- 1           b. When satisfied of the genuineness and regularity of the application for  
2           confirmation of conversion of a manufactured home and upon satisfaction of  
3           the requirements of subdivision a, the department shall:
- 4           (1) Update its records in accordance with the provisions of section  
5           39-05-22; and
- 6           (2) Provide written acknowledgment of compliance with the provisions of  
7           this subsection to each person identified on the application for  
8           confirmation of conversion under paragraph 7 of subdivision a.
- 9           c. Upon satisfaction of the requirements of this subsection, a manufactured  
10          home must be conveyed or encumbered as provided in chapter 47-10. If the  
11          application for confirmation of conversion of a manufactured home is  
12          delivered to the department within sixty days of recording the related affidavit  
13          of affixation with the recorder in the county in which the real property to which  
14          the manufactured home is or will be affixed and the application is thereafter  
15          accepted by the department, the requirements of this subsection are deemed  
16          satisfied as of the date the affidavit of affixation was recorded.
- 17          d. Upon written request, the department shall provide written acknowledgment  
18          of compliance with the provisions of this subsection.
- 19          4. The department may adopt rules to implement the provisions of this section.

20           **SECTION 11. AMENDMENT.** Section 47-01-03 of the North Dakota Century Code is  
21 amended and reenacted as follows:

- 22           **47-01-03. Real property defined.** Real or immovable property shall consist of:
- 23           1. Land;
- 24           2. That which is affixed to land, including manufactured homes as defined in section  
25           41-09-02 with respect to which the requirements of subsections 1 through 3 of  
26           section 39-05-35, as applicable, have been satisfied;
- 27           3. That which is incidental or appurtenant to land; and
- 28           4. That which is immovable by law.

29           **SECTION 12.** Section 47-10-26 of the North Dakota Century Code is created and  
30 enacted as follows:

1           **47-10-26. Manufactured homes - Affixation to real property - Conveyance or**  
2 **encumbrance as real property.**

3           1. For purposes of this section, "manufactured home" means a manufactured home  
4 as defined in section 41-09-02. Notwithstanding this definition, for purposes of  
5 11 U.S.C. 1322(b)(2), a manufactured home is deemed real property. For  
6 purposes of this section, a manufactured home is permanently affixed if the  
7 manufactured home is anchored to real property by attachment to a permanent  
8 foundation; constructed in accordance with applicable state and local building  
9 codes and manufacturer's specifications as provided in title 24, Code of Federal  
10 Regulations, part 3285; and connected to residential utilities, such as water, gas,  
11 electricity, or sewer or septic service.

12           2. To convey or voluntarily encumber a manufactured home as real property, the  
13 following conditions must be met:

14           a. The manufactured home must be permanently affixed to real property;

15           b. The ownership interests in the manufactured home and the real property to  
16 which the manufactured home is or will be permanently affixed must be  
17 identical, provided, however, that the owner of the manufactured home, if not  
18 the owner of the real property, is in possession of the real property under the  
19 terms of a lease in recordable form that has a term that continues for at least  
20 twenty years after the date of execution and the consent of the lessor of the  
21 real property;

22           c. The person having an ownership interest in the manufactured home shall  
23 execute and record with the recorder of the county in which the real property  
24 is located an affidavit of affixation as provided in subsection 3 and satisfies  
25 the other applicable requirements of this section; and

26           d. Upon receipt of a recorded copy of the affidavit of affixation under  
27 subsection 5, a person designated in the affidavit for filing with the  
28 department of transportation shall file the recorded copy of the affidavit of  
29 affixation with the department of transportation, except that:

30           (1) In a circumstance described in item 1 of subparagraph a of paragraph 4  
31 of subdivision a of subsection 3, the recorded copy of the affidavit of

1                   affixation and the original manufacturer's certificate of origin, each as  
2                   recorded in the county in which the real property is located, must be  
3                   filed with the department of transportation under subsection 1 of section  
4                   39-05-35;

5                   (2) In a circumstance described in item 1 of subparagraph b of paragraph 4  
6                   of subdivision a of subsection 3, the recorded copy of the affidavit of  
7                   affixation, as recorded in the county in which the real property is  
8                   located, and the original certificate of title must be filed with the  
9                   department of transportation under subsection 2 of section 39-05-35;  
10                  and

11                  (3) In a circumstance described in item 2 of subparagraph a of paragraph 4  
12                  of subdivision a of subsection 3, item 2 of subparagraph b of  
13                  paragraph 4 of subdivision a of subsection 3, or paragraph 6 of  
14                  subdivision a of subsection 3, the recorded copy of the affidavit of  
15                  affixation, as recorded in the county in which the real property is  
16                  located, and an application for confirmation of conversion must be filed  
17                  with the department of transportation under subsection 3 of section  
18                  39-05-35.

19                  3. a. An affidavit of affixation must contain or be accompanied by:

20                  (1) The name of the manufacturer, the make, the model name, the model  
21                  year, the dimensions, the manufacturer's serial number of the  
22                  manufactured home, and whether the manufactured home is new or  
23                  used;

24                  (2) (a) A statement that the party executing the affidavit is the owner of  
25                  the real property described in the affidavit; or

26                  (b) If not the owner of the real property:

27                               [1] A statement that the party executing the affidavit is in  
28                               possession of the real property under the terms of a lease  
29                               in recordable form that has a term that continues for at  
30                               least twenty years after the date of execution of the  
31                               affidavit; and

- 1 [2] The consent of the lessor of the real property endorsed  
2 upon or attached to the affidavit and acknowledged or  
3 proved in the manner as to entitle a conveyance to be  
4 recorded;
- 5 (3) The street address and the legal description of the real property to  
6 which the manufactured home is or will be permanently affixed;
- 7 (4) (a) If the manufactured home is not covered by a certificate of title, a  
8 statement by the owner to that effect, and either:
- 9 [1] A statement by the owner of the manufactured home that  
10 the manufactured home is covered by a manufacturer's  
11 certificate of origin, the date the manufacturer's certificate  
12 of origin was issued, the manufacturer's serial number, and  
13 a statement that annexed to the affidavit of affixation is the  
14 original manufacturer's certificate of origin for the  
15 manufactured home, duly endorsed to the owner of the  
16 manufactured home, and that the owner of the  
17 manufactured home will surrender the manufacturer's  
18 certificate of origin to the department of transportation; or
- 19 [2] A statement that the owner of the manufactured home,  
20 after diligent search and inquiry, is unable to produce the  
21 original manufacturer's certificate of origin for the  
22 manufactured home and that the owner of the  
23 manufactured home will apply to the department of  
24 transportation for a confirmation of conversion of the  
25 manufactured home; or
- 26 (b) If the manufactured home is covered by a certificate of title,  
27 either:
- 28 [1] A statement by the owner of the manufactured home that  
29 the manufactured home is covered by a certificate of title,  
30 the date the title was issued, the title number, and that the  
31 owner of the manufactured home will surrender the title; or



- 1                   whom the recorder shall return the recorded copy of the affidavit of  
2                   affixation after the affidavit has been duly recorded in the real property  
3                   records as provided in subsection 5.
- 4           b. An affidavit of affixation must be duly acknowledged or proved in like manner  
5           as to entitle a conveyance to be recorded, and when so acknowledged or  
6           proved and upon payment of the lawful recording fees, the recorder shall  
7           immediately cause the affidavit of affixation and any attachments to the  
8           affidavit to be duly recorded and indexed under chapter 47-19.
- 9           c. The affidavit of affixation must be accompanied by an applicable fee for  
10           recording and issuing a recorded copy of the affidavit.
- 11   4. The act of permanently affixing a manufactured home to real property or the  
12   recording of the affidavit of affixation does not impair the rights of a holder of a  
13   security interest in or lien on a manufactured home perfected as provided in  
14   section 35-01-05.1, unless and until the due filing with and acceptance by the  
15   department of transportation of an application to surrender the title as provided in  
16   subsection 1 of section 39-05-35 and the release of the security interest or lien as  
17   provided in section 39-05-16.1. Upon the filing of a release, the security interest or  
18   lien perfected under section 35-01-05.1 is terminated.
- 19   5. The affidavit of affixation must be presented for recording pursuant to chapter  
20   47-19, together with the fees provided by law. Upon receipt from the recorder of a  
21   copy of the recorded affidavit of affixation by the person presenting the affidavit for  
22   recording, that person shall deliver for filing to the department of transportation the  
23   copy of the affidavit of affixation and the other documents as provided in  
24   subdivision d of subsection 2.
- 25   6. A manufactured home is deemed to be real property when all of the following  
26   events have occurred:
- 27       a. The home is permanently affixed to land as provided in subsection 1;  
28       b. An affidavit of affixation conforming to the requirements of subsection 3 has  
29       been recorded in the conveyance records in the office of the recorder in the  
30       county where the manufactured home is permanently affixed;

- 1           c. A copy of the recorded affidavit of affixation has been delivered for filing to the  
2           department of transportation as provided in subsection 5; and  
3           d. The requirements of subsections 1 through 3 of section 39-05-35, as  
4           applicable, have been satisfied.
- 5           7. Upon the satisfaction of the requirements of subsection 6, the manufactured home  
6           is deemed to be real property; any mortgage, deed of trust, lien, or security interest  
7           which can attach to land, buildings erected thereon, or fixtures affixed thereto  
8           attach as of the date of its recording in the same manner as if the manufactured  
9           home were built from ordinary building materials onsite. Title to the manufactured  
10           home must be transferred by deed or other form of conveyance that is effective to  
11           transfer an interest in real property, together with the land to which the structure  
12           has been affixed. The manufactured home is deemed to be real property and is  
13           governed by the laws applicable to real property.
- 14           8. Except as provided in subsections 3, 5, 6, and 7, an affidavit of affixation is not  
15           necessary or effective to convey or encumber a manufactured home or to change  
16           the character of the manufactured home to real property. A conveyance of land  
17           upon which is located a manufactured home for which an affidavit of affixation has  
18           been recorded does not effect a conveyance or encumbrance of any interest in the  
19           manufactured home. A conveyance or encumbrance may only be made under the  
20           provisions of chapter 39-05. An agreement by a party to the transaction whereby  
21           the requirements of this subsection are waived is void as contrary to public policy.
- 22           9. Nothing in this section impairs any rights existing under law before the effective  
23           date of this Act of anyone claiming an interest in a manufactured home.

24           **SECTION 13. AMENDMENT.** Section 57-02-04 of the North Dakota Century Code is  
25 amended and reenacted as follows:

26           **57-02-04. Real property defined.** Real property, for the purpose of taxation, includes:

- 27           1. The land itself, whether laid out in town lots or otherwise, and improvements to the  
28           land, such as ditching, surfacing, and leveling, except plowing and trees, and all  
29           rights and privileges thereto belonging or in anywise appertaining, and all mines,  
30           minerals, and quarries in and under the same and shall expressly include all such  
31           improvements made by persons to lands held by them under the laws of the

1 United States, all such improvements to land the title to which still is vested in any  
2 railroad company and which is not used exclusively for railroad purposes, and  
3 improvements to land belonging to any other corporation or limited liability  
4 company whose property is not subject to the same mode and rule of taxation as  
5 other property.

6 2. All structures and buildings, including manufactured homes as defined in section  
7 41-09-02 with respect to which the requirements of subsections 1 through 3 of  
8 section 39-05-35, as applicable, have been satisfied, including systems for the  
9 heating, air-conditioning, ventilating, sanitation, lighting, and plumbing of such  
10 structures and buildings, and all rights and privileges thereto belonging or in  
11 anywise appertaining, but shall not include items which pertain to the use of such  
12 structures and buildings, such as machinery or equipment used for trade or  
13 manufacture which are not constructed as an integral part of and are not essential  
14 for the support of such structures or buildings, and which are removable without  
15 materially limiting or restricting the use of such structures or buildings.

16 3. Machinery and equipment, but not including small tools and office equipment, used  
17 or intended for use in any process of refining products from oil or gas extracted  
18 from the earth, but not including such equipment or appurtenances located on  
19 leased oil and gas production sites.

20 **SECTION 14. AMENDMENT.** Section 57-55-01 of the North Dakota Century Code is  
21 amended and reenacted as follows:

22 **57-55-01. Definition.** For the purposes of this chapter, "mobile home" means a  
23 structure, either single or multisectional, which is built on a permanent chassis, ordinarily  
24 designed for human living quarters, either on a temporary or permanent basis, owned or used  
25 as a residence or place of business of the owner or occupant, which is either attached to utility  
26 services or is twenty-seven feet [8.23 meters] or more in length, and includes a manufactured  
27 home as defined in section 41-09-02 other than a manufactured home with respect to which the  
28 requirements of subsections 1 through 3 of section 39-05-35, as applicable, have been  
29 satisfied. For purposes of this chapter, "utility services" means services purchased by the  
30 occupant from a utility company under the jurisdiction of the public service commission, a rural  
31 electric cooperative, or a political subdivision of the state.

1           **SECTION 15. AMENDMENT.** Subsection 2 of section 57-55-10 of the North Dakota  
2 Century Code is amended and reenacted as follows:

3           2. This chapter does not apply to a mobile home that:

4           a. Is used only for the temporary living quarters of the owner or other occupant  
5 while the person is engaged in recreational or vacation activities, provided the  
6 unit:

7           (1) Displays a current travel trailer license; or

8           (2) Is a park model trailer that is used only for seasonal or recreational  
9 living quarters and not as a primary residence, and which is located in a  
10 trailer park or campground, and for which the owner has paid a park  
11 model trailer fee under section 39-18-03.2. For purposes of this  
12 paragraph, "park model" trailer means a recreational vehicle not  
13 exceeding forty feet [12.19 meters] in length which is primarily designed  
14 to provide temporary living quarters for recreation, camping, or  
15 seasonal use, is built on a single chassis, is mounted on wheels, has a  
16 gross trailer area not exceeding four hundred square feet [37.16 square  
17 meters] of enclosed living space in the setup mode, and is certified by  
18 the manufacturer as complying with American national standards  
19 institute standard A119.5.

20           b. Qualifies as a farm residence as described by subsection 15 of section  
21 57-02-08, provided such mobile home is permanently attached to ~~the ground~~  
22 a foundation.

23           c. Is permanently attached to a foundation and is assessed as real property,  
24 provided the owner of such mobile home also owns the land on which such  
25 mobile home is located or is in possession of the real property under the  
26 terms of a lease in recordable form which has a term that continues for at  
27 least twenty years after the date of execution with the consent of the lessor of  
28 the real property.

29           d. Is owned by a licensed mobile home dealer who holds such mobile home  
30 solely for the purpose of resale, and provided that such mobile home is not  
31 used as living quarters or as the place for the conducting of any business.