

S. 3520

A. 4401

2013-2014 Regular Sessions

S E N A T E - A S S E M B L Y

February 5, 2013

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IN SENATE -- Introduced by Sen. LAVALLE -- read twice and ordered printed, and when printed to be committed to the Committee on Housing, Construction and Community Development

IN ASSEMBLY -- Introduced by M. of A. LOSQUADRO -- Multi-Sponsored by -- M. of A. THIELE -- read once and referred to the Committee on Judiciary

AN ACT to amend the executive law, the vehicle and traffic law and the real property law, in relation to manufactured home certificates of title, and the conveyance and encumbrance of manufactured homes as real property

THE PEOPLE OF THE STATE OF NEW YORK, REPRESENTED IN SENATE AND ASSEMBLY, DO ENACT AS FOLLOWS:

1     Section 1. Subdivision 13 of section 372 of the executive law, as  
2     amended by chapter 309 of the laws of 1996, is amended to read as  
3     follows:  
4     13. "Mobile home" OR "MANUFACTURED HOME" means a [moveable or portable  
5     unit designed and constructed to be towed on its own chassis, comprised  
6     of frame and wheels, connected to utilities, and designed and  
7     constructed without a permanent foundation for year-round living. A unit  
8     may contain parts that may be folded, collapsed or telescoped when being  
9     towed and expanded later to provide additional cubic capacity as well as  
10    two or more separately towable components designed to be joined into one  
11    integral unit capable of being again separated into the components for  
12    repeated towing. "Mobile home" shall mean units designed to be used  
13    exclusively for residential purposes, excluding travel trailers] MANU-  
14    FACTURED HOME AS DEFINED IN PARAGRAPH FIFTY-THREE OF SUBSECTION (A) OF  
15    SECTION 9-102 OF THE UNIFORM COMMERCIAL CODE.  
16    S 2. Section 122-c of the vehicle and traffic law, as added by chapter  
17    322 of the laws of 1993, is amended to read as follows:

EXPLANATION--Matter in *ITALICS* (underscored) is new; matter in brackets  
[ ] is old law to be omitted.

LBD06159-01-3

1 S 122-c. Mobile home or manufactured home. A structure, transportable  
2 in one or more sections, which in the traveling mode, is eight body feet  
3 or more in width or forty body feet or more in length, or when erected  
4 on site, is three hundred twenty or more square feet, and which is built  
5 on a permanent chassis and designed to be used as a dwelling with or  
6 without a permanent foundation when connected to required utilities, and  
7 includes the plumbing, heating, air-conditioning and electrical systems  
8 contained therein. NOTWITHSTANDING THE FOREGOING, FOR THE PURPOSES OF  
9 11 USC S 1322(B)(2), A MANUFACTURED HOME SHALL BE DEEMED TO BE REAL  
10 PROPERTY.

11 S 3. Paragraph 19 of subdivision (a) of section 2102 of the vehicle  
12 and traffic law, as added by chapter 322 of the laws of 1993, is amended  
13 to read as follows:

14 (19) A [mobile home or a] manufactured home, manufactured prior to  
15 July first, nineteen hundred ninety-four and designated by the manufac-  
16 turer as being a nineteen hundred ninety-four or earlier model year  
17 [mobile home or] manufactured home, [and] any [mobile home or] manufac-  
18 tured home, manufactured or assembled prior to January first, nineteen  
19 hundred ninety-four for which the manufacturer has not designated a  
20 model year, AND ANY "FACTORY MANUFACTURED HOME" AS DEFINED IN SUBDIVI-  
21 SION EIGHT OF SECTION THREE HUNDRED SEVENTY-TWO OF THE EXECUTIVE LAW.

22 S 4. Section 2107 of the vehicle and traffic law is amended by adding  
23 six new subdivisions (d), (e), (f), (g), (h) and (i) to read as follows:

24 (D) THE COMMISSIONER SHALL NOT ISSUE A CERTIFICATE OF TITLE TO A MANU-  
25 FACTURED HOME WITH RESPECT TO WHICH THERE HAS BEEN RECORDED AN AFFIDAVIT  
26 OF AFFIXATION PURSUANT TO SECTION TWO HUNDRED NINETY-SIX-A OF THE REAL  
27 PROPERTY LAW.

28 (E) THE COMMISSIONER SHALL FILE, UPON RECEIPT, EACH AFFIDAVIT OF AFFI-  
29 XATION OR AFFIDAVIT OF SEVERANCE RELATING TO A MANUFACTURED HOME THAT IS  
30 DELIVERED IN ACCORDANCE WITH SECTION TWO HUNDRED NINETY-SIX-A OF THE  
31 REAL PROPERTY LAW, WHEN SATISFIED AS TO ITS GENUINENESS AND REGULARITY.

32 (F) THE COMMISSIONER SHALL MAINTAIN A RECORD OF ALL AFFIDAVITS OF  
33 AFFIXATION HE OR SHE FILES IN ACCORDANCE WITH SUBDIVISION (E) OF THIS  
34 SECTION. THE RECORD SHALL STATE THE NAME OF THE OWNER OF THE MANUFAC-  
35 TURED HOME, THE COUNTY OF RECORDATION, THE DATE OF RECORDATION, AND THE  
36 BOOK AND PAGE NUMBER OF EACH BOOK OF DEEDS WHERE THERE HAS BEEN RECORDED  
37 AN AFFIDAVIT OF AFFIXATION PURSUANT TO SECTION TWO HUNDRED NINETY-SIX-A  
38 OF THE REAL PROPERTY LAW AND THIS ARTICLE, AND ANY OTHER DATA THE  
39 COMMISSIONER PRESCRIBES.

40 (G) THE COMMISSIONER SHALL FILE, UPON RECEIPT, EACH APPLICATION FOR  
41 SURRENDER OF THE CERTIFICATE OF TITLE RELATING TO A MANUFACTURED HOME  
42 THAT IS DELIVERED IN ACCORDANCE WITH SECTION TWENTY-ONE HUNDRED SEVEN-  
43 TEEN-A OF THIS ARTICLE, WHEN SATISFIED AS TO ITS GENUINENESS AND REGU-  
44 LARITY.

45 (H) THE COMMISSIONER SHALL MAINTAIN A RECORD OF EACH MANUFACTURED HOME  
46 CERTIFICATE OF TITLE THAT HE OR SHE ACCEPTS FOR SURRENDER AS PROVIDED IN  
47 SECTION TWENTY-ONE HUNDRED SEVENTEEN-A OF THIS ARTICLE. THE RECORD SHALL  
48 STATE THE NAME OF THE OWNER OF THE MANUFACTURED HOME, THE DATE THE  
49 CERTIFICATE OF TITLE WAS ACCEPTED FOR SURRENDER, THE COUNTY OF RECORDA-  
50 TION, THE DATE OF RECORDATION, AND THE BOOK AND PAGE NUMBER OF EACH BOOK  
51 OF DEEDS WHERE THERE HAS BEEN RECORDED AN AFFIDAVIT OF AFFIXATION PURSU-  
52 ANT TO SECTION TWO HUNDRED NINETY-SIX-A OF THE REAL PROPERTY LAW AND  
53 THIS ARTICLE, AND ANY OTHER DATA THE COMMISSIONER PRESCRIBES.

54 (I) THE COMMISSIONER SHALL MAINTAIN A RECORD OF EACH AFFIDAVIT OF  
55 SEVERANCE HE OR SHE FILES IN ACCORDANCE WITH SUBDIVISION (E) OF THIS  
56 SECTION. THE RECORD SHALL STATE THE NAME OF THE OWNER OF THE MANUFAC-

TURED HOME, THE COUNTY OF RECORDATION, THE DATE OF RECORDATION, AND THE BOOK AND PAGE NUMBER OF EACH BOOK OF DEEDS WHERE THERE HAS BEEN RECORDED AN AFFIDAVIT OF SEVERANCE PURSUANT TO SECTION TWO HUNDRED NINETY-SIX-A OF THE REAL PROPERTY LAW, AND ANY OTHER DATA THE COMMISSIONER PRESCRIBES.

S 5. Subdivision (e) of section 2108 of the vehicle and traffic law, as added by chapter 322 of the laws of 1993, is amended to read as follows:

(e) Notwithstanding any other provision of law, a certificate of title to a vehicle which is a [mobile home or a] manufactured home issued by the commissioner is prima facie evidence of the facts appearing on it, notwithstanding the fact that such vehicle, at any time, in any manner, shall have become [attached to realty] AFFIXED IN ANY MANNER TO REAL PROPERTY.

S 6. The vehicle and traffic law is amended by adding two new sections 2117-a and 2117-b to read as follows:

S 2117-A. SURRENDER OF TITLE TO A MANUFACTURED HOME. (A) THE OWNER OR OWNERS OF A MANUFACTURED HOME THAT IS COVERED BY A CERTIFICATE OF TITLE AND THAT IS PERMANENTLY AFFIXED TO REAL PROPERTY, OR WHICH THE OWNER INTENDS TO PERMANENTLY AFFIX TO REAL PROPERTY, MAY SURRENDER THE CERTIFICATE OF TITLE TO THE MANUFACTURED HOME TO THE COMMISSIONER BY FILING WITH THE COMMISSIONER AN APPLICATION FOR SURRENDER OF TITLE CONTAINING OR ACCOMPANIED BY:

(1) THE NAME, RESIDENCE AND MAILING ADDRESS OF THE OWNER;

(2) A DESCRIPTION OF THE MANUFACTURED HOME INCLUDING, SO FAR AS THE FOLLOWING DATA EXISTS; THE NAME OF THE MANUFACTURER, THE MAKE, THE MODEL NAME, THE MODEL YEAR, THE DIMENSIONS, AND THE VEHICLE IDENTIFICATION NUMBER OR NUMBERS OF THE MANUFACTURED HOME AND WHETHER IT IS NEW OR USED AND ANY OTHER INFORMATION THE COMMISSIONER REQUIRES;

(3) THE DATE OF PURCHASE BY APPLICANT OF THE MANUFACTURED HOME, THE NAME AND ADDRESS OF THE PERSON FROM WHOM THE HOME WAS ACQUIRED AND THE NAMES AND ADDRESSES OF ANY LIENHOLDERS IN THE ORDER OF THEIR APPARENT PRIORITY;

(4) A STATEMENT SIGNED BY THE APPLICANT, STATING EITHER, (I) ANY FACTS OR INFORMATION KNOWN TO THE APPLICANT THAT COULD REASONABLY AFFECT THE VALIDITY OF THE TITLE OF THE MANUFACTURED HOME OR THE EXISTENCE OR NON-EXISTENCE OF SECURITY INTERESTS IN IT; OR (II) THAT NO SUCH FACTS OR INFORMATION ARE KNOWN TO THE APPLICANT;

(5) A CERTIFIED COPY OF THE AFFIDAVIT OF AFFIXATION AS PROVIDED BY SECTION TWO HUNDRED NINETY-SIX-A OF THE REAL PROPERTY LAW;

(6) THE NAME AND MAILING ADDRESS OF EACH PERSON TO RECEIVE WRITTEN ACKNOWLEDGMENT OF SURRENDER FROM THE COMMISSIONER; AND

(7) ANY OTHER INFORMATION AND DOCUMENTS THE COMMISSIONER REASONABLY REQUIRES TO IDENTIFY THE OWNER OF THE MANUFACTURED HOME AND TO ENABLE HIM OR HER TO DETERMINE WHETHER THE OWNER IS ENTITLED TO SURRENDER THE CERTIFICATE OF TITLE AND THE EXISTENCE OR NON-EXISTENCE OF SECURITY INTERESTS IN THE MANUFACTURED HOME.

(B) THE COMMISSIONER SHALL NOT ACCEPT FOR SURRENDER A CERTIFICATE OF TITLE TO A MANUFACTURED HOME UNLESS AND UNTIL ANY LIENS PURSUANT TO SECTION TWENTY-ONE HUNDRED FIVE-A OF THIS ARTICLE AND ANY SECURITY INTERESTS PURSUANT TO SECTIONS TWENTY-ONE HUNDRED SEVEN AND TWENTY-ONE HUNDRED EIGHTEEN OF THIS ARTICLE HAVE BEEN RELEASED.

(C) WHEN SATISFIED AS TO THE GENUINENESS AND REGULARITY OF THE SURRENDER OF A CERTIFICATE OF TITLE TO A MANUFACTURED HOME AND UPON SATISFACTION OF THE REQUIREMENTS OF SUBDIVISIONS (A) AND (B) OF THIS SECTION, THE COMMISSIONER SHALL CANCEL THE CERTIFICATE OF TITLE AND UPDATE HIS OR

1 HER RECORDS IN ACCORDANCE WITH THE PROVISIONS OF SUBDIVISIONS (G) AND  
2 (H) OF SECTION TWENTY-ONE HUNDRED SEVEN OF THIS ARTICLE.

3 (D) UPON SATISFACTION OF THE REQUIREMENTS OF THIS SECTION A MANUFAC-  
4 TURED HOME SHALL BE CONVEYED AND ENCUMBERED AS PROVIDED IN SUBDIVISION  
5 SEVEN OF SECTION TWO HUNDRED NINETY-SIX-A OF THE REAL PROPERTY LAW.

6 (E) UPON WRITTEN REQUEST, THE COMMISSIONER SHALL PROVIDE WRITTEN  
7 ACKNOWLEDGMENT OF COMPLIANCE WITH THE PROVISIONS OF THIS SECTION.

8 S 2117-B. APPLICATION TO REINSTATE CERTIFICATE OF TITLE TO A MANUFAC-  
9 TURED HOME. (A) NOTWITHSTANDING ANY OTHER PROVISION OF LAW, WHERE A  
10 MANUFACTURED HOME HAS BEEN PERMANENTLY AFFIXED TO REAL PROPERTY, AND AN  
11 AFFIDAVIT OF AFFIXATION PURSUANT TO SECTION TWO HUNDRED NINETY-SIX-A OF  
12 THE REAL PROPERTY LAW HAS BEEN RECORDED AS PART OF THE REAL PROPERTY  
13 RECORDS IN THE COUNTY IN WHICH THE MANUFACTURED HOME IS LOCATED, AND  
14 WHERE THE MANUFACTURED HOME SUBSEQUENTLY IS DETACHED OR SEVERED FROM THE  
15 REAL PROPERTY, THE OWNER OR OWNERS MAY APPLY TO REINSTATE THE CERTIF-  
16 ICATE OF TITLE BY FILING WITH THE COMMISSIONER AN APPLICATION TO REIN-  
17 STATE THE CERTIFICATE OF TITLE TO A MANUFACTURED HOME CONTAINING OR  
18 ACCOMPANIED BY:

19 (1) THE NAME, RESIDENCE AND MAILING ADDRESS OF THE OWNER;

20 (2) A DESCRIPTION OF THE MANUFACTURED HOME INCLUDING, SO FAR AS THE  
21 FOLLOWING DATA EXISTS: THE NAME OF THE MANUFACTURER, THE MAKE, THE MODEL  
22 NAME, THE MODEL YEAR, THE DIMENSIONS, AND THE VEHICLE IDENTIFICATION  
23 NUMBER OR NUMBERS OF THE MANUFACTURED HOME AND WHETHER IT IS NEW OR  
24 USED, AND ANY OTHER INFORMATION THE COMMISSIONER REQUIRES;

25 (3) A STATEMENT SIGNED BY THE APPLICANT, STATING EITHER: (I) ANY FACTS  
26 OR INFORMATION KNOWN TO THE APPLICANT THAT COULD REASONABLY AFFECT THE  
27 VALIDITY OF THE TITLE OF THE MANUFACTURED HOME OR THE EXISTENCE OR NON-  
28 EXISTENCE OF SECURITY INTEREST IN IT; OR (II) THAT NO SUCH FACTS OR  
29 INFORMATION ARE KNOWN TO THE APPLICANT;

30 (4) A CERTIFIED COPY OF THE AFFIDAVIT OF SEVERANCE AS PROVIDED BY  
31 SECTION TWO HUNDRED NINETY-SIX-A OF THE REAL PROPERTY LAW;

32 (5) A SWORN DECLARATION BY AN ATTORNEY AT LAW, DULY ADMITTED TO PRAC-  
33 TICE IN THE COURTS OF THE STATE OF NEW YORK, OR AN AGENT OF A TITLE  
34 INSURANCE COMPANY DULY LICENSED TO ISSUE POLICIES OF TITLE INSURANCE IN  
35 THE STATE OF NEW YORK, THAT THE MANUFACTURED HOME IS FREE AND CLEAR OF  
36 ALL LIENS AND ENCUMBRANCES, AND (I) ANY FACTS OR INFORMATION KNOWN TO  
37 HIM OR HER THAT COULD REASONABLY AFFECT THE VALIDITY OF THE TITLE OF THE  
38 MANUFACTURED HOME OR THE EXISTENCE OR NON-EXISTENCE OF SECURITY INTER-  
39 ESTS IN IT; OR (II) THAT NO SUCH FACTS OR INFORMATION ARE KNOWN TO HIM  
40 OR HER; AND

41 (6) ANY OTHER INFORMATION AND DOCUMENTS THE COMMISSIONER REASONABLY  
42 REQUIRES TO IDENTIFY THE MANUFACTURED HOME AND TO ENABLE HIM OR HER TO  
43 DETERMINE WHETHER THE OWNER IS ENTITLED TO A CERTIFICATE OF TITLE AND  
44 THE EXISTENCE OR NON-EXISTENCE OF SECURITY INTERESTS IN THE MANUFACTURED  
45 HOME.

46 (B) WHEN SATISFIED AS TO ITS GENUINENESS AND REGULARITY OF THE APPLI-  
47 CATION TO REINSTATE A CERTIFICATE OF TITLE TO A MANUFACTURED HOME AND  
48 UPON SATISFACTION OF THE REQUIREMENTS OF SUBDIVISION (A) OF THIS  
49 SECTION, THE COMMISSIONER SHALL ISSUE A NEW CERTIFICATE OF TITLE PURSU-  
50 ANT TO SECTION TWENTY-ONE HUNDRED SEVEN OF THIS ARTICLE AND UPDATE HIS  
51 OR HER RECORDS IN ACCORDANCE WITH THE PROVISIONS OF SECTION TWENTY-ONE  
52 HUNDRED SEVEN OF THIS ARTICLE.

53 (C) UPON SATISFACTION OF THE REQUIREMENTS OF THIS SECTION A MANUFAC-  
54 TURED HOME SHALL BE CONVEYED AND ENCUMBERED AS PERSONAL PROPERTY.

55 S 7. Subdivisions (d) and (e) of section 2118 of the vehicle and traf-  
56 fic law, subdivision (d) as added by chapter 322 of the laws of 1993,

1 subdivision (e) as amended by chapter 84 of the laws of 2001, are  
2 amended to read as follows:

3 (d) A security interest noted on a certificate of title to a vehicle  
4 which is a [mobile home or a] manufactured home shall have priority over  
5 [any other] ALL subsequent liens or security interests except for those  
6 set forth in subdivision (c) of section [two thousand one] TWENTY-ONE  
7 hundred three of this article.

8 (e) [After] EXCEPT AS OTHERWISE PROVIDED IN SECTIONS TWENTY-ONE  
9 HUNDRED SEVENTEEN-A, TWENTY-ONE HUNDRED SEVENTEEN-B AND TWENTY-ONE  
10 HUNDRED TWENTY-THREE OF THIS ARTICLE, AND SECTION TWO HUNDRED  
11 NINETY-SIX-A OF THE REAL PROPERTY LAW, AFTER a certificate of title has  
12 been issued [in this state] for a [vehicle which is a mobile home or a]  
13 manufactured home, and as long as the [vehicle which is a mobile home or  
14 a] manufactured home is subject to any security interest perfected  
15 pursuant to this section, the commissioner shall not FILE AN AFFIDAVIT  
16 OF AFFIXATION, NOR revoke the certificate of title, NOR ISSUE A CERTIF-  
17 ICATE OF TITLE UNDER SUBDIVISION (A) OF SECTION TWENTY-ONE HUNDRED SEVEN  
18 OF THIS ARTICLE, and, in any event, the validity and priority of any  
19 security interest perfected pursuant to this section shall continue,  
20 notwithstanding the provision of any other law[, including but not  
21 limited to section 9--303 and section 9-313 of the uniform commercial  
22 code].

23 S 8. Section 2123 of the vehicle and traffic law, as amended by chap-  
24 ter 322 of the laws of 1993, is amended to read as follows:

25 S 2123. Exclusiveness of procedure. The method provided in this arti-  
26 cle of perfecting and giving notice of security interests subject to  
27 this article is exclusive. Security interests subject to this article  
28 are hereby exempted from the provisions of law which otherwise relate to  
29 the perfection of security interests, [including but not limited to  
30 section 9-313 of the uniform commercial code] PROVIDED, HOWEVER, THAT  
31 WITH RESPECT TO A MANUFACTURED HOME THAT IS OR WILL BE PERMANENTLY  
32 AFFIXED TO REAL PROPERTY, UPON RECORDATION OF AN AFFIDAVIT OF AFFIXATION  
33 PURSUANT TO SECTION TWO HUNDRED NINETY-SIX-A OF THE REAL PROPERTY LAW  
34 AND SATISFACTION OF THE REQUIREMENTS OF SECTION TWENTY-ONE HUNDRED  
35 SEVENTEEN-A OF THIS ARTICLE, ANY PERFECTION OR TERMINATION OF A SECURITY  
36 INTEREST WITH RESPECT TO SUCH PERMANENTLY AFFIXED PROPERTY SHALL CONFORM  
37 TO THE REQUIREMENTS OF ARTICLE NINE OF THE REAL PROPERTY LAW.

38 S 9. Paragraph 2 of subdivision (a) of section 2124 of the vehicle and  
39 traffic law, as added by chapter 322 of the laws of 1993, is amended to  
40 read as follows:

41 (2) [Notwithstanding any other provision of law] EXCEPT AS PROVIDED IN  
42 SECTION TWENTY-ONE HUNDRED SEVENTEEN-A OF THIS ARTICLE, the commissioner  
43 shall not suspend or revoke a certificate of title to a [vehicle which  
44 is a mobile home or] manufactured home by reason of the fact that, at  
45 any time, in any manner, it shall have become attached to [realty] REAL  
46 PROPERTY.

47 S 10. The real property law is amended by adding a new section 296-a  
48 to read as follows:

49 S 296-A. CONVEYANCE AND ENCUMBRANCE OF MANUFACTURED HOMES AS REAL  
50 PROPERTY. 1. MANUFACTURED HOME; PERMANENTLY AFFIXED TO REAL PROPERTY.  
51 FOR PURPOSES OF THIS SECTION, THE TERM "MANUFACTURED HOME" SHALL HAVE  
52 THE SAME MEANING AS A MANUFACTURED HOME AS DEFINED IN PARAGRAPH  
53 FIFTY-THREE OF SUBSECTION (A) OF SECTION 9-102 OF THE UNIFORM COMMERCIAL  
54 CODE. NOTWITHSTANDING THE FORGOING, FOR THE PURPOSES OF 11 USC S  
55 1322(B)(2), A MANUFACTURED HOME SHALL BE DEEMED TO BE REAL PROPERTY. FOR  
56 PURPOSES OF THIS SECTION, ARTICLE FORTY-SIX OF THE VEHICLE AND TRAFFIC

LAW, AND THE UNIFORM COMMERCIAL CODE, A MANUFACTURED HOME IS "PERMANENTLY AFFIXED" IF IT IS ANCHORED TO REAL PROPERTY BY ATTACHMENT TO A PERMANENT FOUNDATION, CONSTRUCTED IN ACCORDANCE WITH APPLICABLE STATE AND LOCAL BUILDING CODES AND MANUFACTURER'S SPECIFICATIONS IN A MANNER SUFFICIENT TO VALIDATE ANY APPLICABLE MANUFACTURER'S WARRANTY, AND CONNECTED TO A RESIDENTIAL UTILITY (E.G., WATER, GAS, ELECTRICITY, SEWER).

2. RECORD NOTICE. (A) TO CONVEY OR VOLUNTARILY ENCUMBER AS REAL PROPERTY, A MANUFACTURED HOME, THE FOLLOWING CONDITIONS MUST BE MET:

(I) THE MANUFACTURED HOME SHALL BE PERMANENTLY AFFIXED TO REAL PROPERTY; AND

(II) EACH PERSON HAVING AN OWNERSHIP INTEREST IN SUCH HOME SHALL EXECUTE AND RECORD WITH THE RECORDING OFFICER OF THE COUNTY IN WHICH THE REAL PROPERTY IS LOCATED AN AFFIDAVIT OF AFFIXATION AS PROVIDED IN SUBDIVISION THREE OF THIS SECTION, AND SATISFY THE APPLICABLE REQUIREMENTS OF THIS SECTION.

(B) UPON RECEIPT OF THE CERTIFIED COPY OF THE AFFIDAVIT OF AFFIXATION PURSUANT TO SUBDIVISION FIVE OF THIS SECTION, ANY PERSON DESIGNATED THEREIN FOR FILING WITH THE COMMISSIONER OF MOTOR VEHICLES SHALL FILE THE AFFIDAVIT OF AFFIXATION WITH SUCH COMMISSIONER; EXCEPT THAT IN THE CASE WHERE THE HOME IS COVERED BY A CERTIFICATE OF TITLE, THE CERTIFIED AFFIDAVIT OF AFFIXATION SHALL BE FILED WITH THE COMMISSIONER OF MOTOR VEHICLES PURSUANT TO SECTION TWENTY-ONE HUNDRED SEVENTEEN-A OF THE VEHICLE AND TRAFFIC LAW.

3. AFFIDAVIT OF AFFIXATION. (A) AN AFFIDAVIT OF AFFIXATION SHALL CONTAIN OR BE ACCOMPANIED BY:

(I) THE NAME OF THE MANUFACTURER, THE MAKE, THE MODEL NAME, THE MODEL YEAR, THE DIMENSIONS, AND THE VEHICLE IDENTIFICATION NUMBER OR NUMBERS OF THE MANUFACTURED HOME, AND WHETHER IT IS NEW OR USED;

(II)(A) A STATEMENT THAT THE PARTY EXECUTING THE AFFIDAVIT IS THE OWNER OF THE REAL PROPERTY DESCRIBED THEREIN OR, (B) IF NOT THE OWNER OF THE REAL PROPERTY, (1) A STATEMENT THAT THE PARTY EXECUTING THE AFFIDAVIT IS IN POSSESSION OF THE REAL PROPERTY PURSUANT TO THE TERMS OF A LEASE IN RECORDABLE FORM, AND (2) THE CONSENT OF THE LESSOR OF THE REAL PROPERTY SHALL BE ENDORSED UPON OR ATTACHED TO THE AFFIDAVIT AND BE ACKNOWLEDGED OR PROVED IN THE MANNER AS TO ENTITLE A CONVEYANCE TO BE RECORDED;

(III) THE STREET ADDRESS AND THE LEGAL DESCRIPTION OF THE REAL PROPERTY UPON WHICH THE MANUFACTURED HOME IS OR WILL BE PERMANENTLY AFFIXED;

(IV) AS APPLICABLE, (A) IF THE MANUFACTURED HOME IS NOT COVERED BY A CERTIFICATE OF TITLE, A STATEMENT BY THE OWNER OR OWNERS TO THAT EFFECT; AND

(1) THE ORIGINAL MANUFACTURER'S CERTIFICATE OF ORIGIN FOR THE MANUFACTURED HOME, DULY ENDORSED TO THE OWNER OF THE MANUFACTURED HOME; A STATEMENT THAT ANNEXED TO THE AFFIDAVIT OF AFFIXATION IS THE ORIGINAL MANUFACTURER'S CERTIFICATE OF ORIGIN FOR THE MANUFACTURED HOME, DULY ENDORSED TO THE OWNER OF THE MANUFACTURED HOME; OR

(2) A STATEMENT THAT THE OWNER OR OWNERS OF THE HOME, AFTER DILIGENT SEARCH AND INQUIRY, ARE UNABLE TO PRODUCE THE ORIGINAL MANUFACTURER'S CERTIFICATE OF ORIGIN FOR THE MANUFACTURED HOME;

(B) IF THE MANUFACTURED HOME IS COVERED BY A CERTIFICATE OF TITLE, A STATEMENT BY THE OWNER OR OWNERS OF THE MANUFACTURED HOME THAT THE MANUFACTURED HOME IS COVERED BY A CERTIFICATE OF TITLE, THE DATE THE TITLE WAS ISSUED, THE TITLE NUMBER, AND THAT THE OWNER OR OWNERS OF THE MANUFACTURED HOME SHALL SURRENDER THE TITLE; AND

(C) A STATEMENT WHETHER OR NOT THE MANUFACTURED HOME IS SUBJECT TO ONE OR MORE SECURITY INTERESTS; AND

(1) IF THE MANUFACTURED HOME IS SUBJECT TO ONE OR MORE SECURITY INTEREST, THE NAME AND ADDRESS OF EACH PARTY HOLDING A SECURITY INTEREST IN THE MANUFACTURED HOME, INCLUDING BUT NOT LIMITED TO, THOSE SHOWN ON ANY CERTIFICATE OF TITLE ISSUED BY THE COMMISSIONER OF MOTOR VEHICLES, IF ANY, AND THE ORIGINAL PRINCIPAL AMOUNT SECURED BY EACH SECURITY INTEREST; AND A STATEMENT THAT THE SECURITY INTEREST SHALL BE RELEASED; OR

(2) A STATEMENT THAT EACH SECURITY INTEREST IN THE MANUFACTURED HOME, IF ANY, HAS BEEN RELEASED, TOGETHER WITH DUE PROOF OF EACH SUCH RELEASE, IF ANY;

(V) A STATEMENT THAT THE MANUFACTURED HOME IS OR SHALL BE PERMANENTLY AFFIXED TO THE REAL PROPERTY; AND

(VI) THE NAME AND ADDRESS OF THE PERSON DESIGNATED FOR RECORDING THE AFFIDAVIT OF AFFIXATION WITH THE COMMISSIONER OF MOTOR VEHICLES, TO WHOM THE RECORDING OFFICER SHALL RETURN THE AFFIDAVIT OF AFFIXATION AFTER IT HAS BEEN DULY RECORDED IN THE REAL PROPERTY RECORDS, AS PROVIDED IN THIS SECTION.

(B) THE AFFIDAVIT OF AFFIXATION SHALL BE IN THE FORM SET FORTH IN PARAGRAPH (C) OF THIS SUBDIVISION, DULY ACKNOWLEDGED OR PROVED IN LIKE MANNER AS TO ENTITLE A CONVEYANCE TO BE RECORDED AND WHEN SO ACKNOWLEDGED OR PROVED, UPON PAYMENT OF THE FEES THEREFOR, THE RECORDING OFFICER SHALL IMMEDIATELY CAUSE THE AFFIDAVIT OF AFFIXATION AND ANY ATTACHMENTS THERETO, TO BE DULY RECORDED AND INDEXED IN THE RECORD OF DEEDS.

(C) AN AFFIDAVIT OF AFFIXATION SHALL CONFORM TO THE REQUIREMENTS OF THIS SUBDIVISION. AN AFFIDAVIT IN SUBSTANTIALLY THE FOLLOWING FORM SHALL BE DEEMED TO BE IN COMPLIANCE:

MANUFACTURED HOME  
AFFIDAVIT OF AFFIXATION

STATE OF \_\_\_\_\_ )  
 ) SS.:  
COUNTY OF \_\_\_\_\_ )

BEFORE ME, THE UNDERSIGNED NOTARY PUBLIC, ON THIS DAY PERSONALLY APPEARED

{TYPE THE NAME(S) OF EACH HOMEOWNER SIGNING THIS AFFIDAVIT}:

KNOWN TO ME TO BE THE PERSON(S) WHOSE NAME(S) IS/ARE SUBSCRIBED BELOW (EACH A "HOMEOWNER"), AND WHO, BEING BY ME FIRST DULY SWORN, DID EACH ON HIS OR HER OATH STATE AS FOLLOWS:

1. HOMEOWNER OWNS THE MANUFACTURED HOME ("HOME") DESCRIBED AS FOLLOWS:

NEW/USED	YEAR	MANUFACTURER'S NAME	MODEL NAME AND MODEL NO.	MANUFACTURER'S SERIAL NO.	LENGTH/WIDTH

2. THE HOME WAS BUILT IN COMPLIANCE WITH THE FEDERAL MANUFACTURED HOME CONSTRUCTION AND SAFETY STANDARDS ACT.

3. IF THE HOMEOWNER IS THE FIRST RETAIL BUYER OF THE HOME, HOMEOWNER IS IN RECEIPT OF (I) THE MANUFACTURER'S WARRANTY FOR THE HOME, (II) THE

CONSUMER MANUAL FOR THE HOME, (III) THE INSULATION DISCLOSURE FOR THE HOME, AND (IV) THE FORMALDEHYDE HEALTH NOTICE.

4. THE HOME IS OR WILL BE LOCATED AT THE FOLLOWING "PROPERTY ADDRESS":

STREET OR ROUTE	CITY	COUNTY	STATE	ZIP CODE
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5. THE LEGAL DESCRIPTION OF THE REAL PROPERTY WHERE THE HOME IS OR WILL BE PERMANENTLY AFFIXED ("LAND") IS:

6. THE HOMEOWNER IS THE OWNER OF THE LAND OR, IF NOT THE OWNER OF THE LAND, IS IN POSSESSION OF THE REAL PROPERTY PURSUANT TO A LEASE IN RECORDABLE FORM, AND THE CONSENT OF THE LESSOR IS ATTACHED TO THIS AFFIDAVIT.

7. THE HOME {\_\_} IS {\_\_} SHALL BE ANCHORED TO THE LAND BY ATTACHMENT TO A PERMANENT FOUNDATION, CONSTRUCTED IN ACCORDANCE WITH APPLICABLE STATE AND LOCAL BUILDING CODES AND MANUFACTURER'S SPECIFICATIONS IN A MANNER SUFFICIENT TO VALIDATE ANY APPLICABLE MANUFACTURER'S WARRANTY, AND CONNECTED TO A RESIDENTIAL UTILITY (E.G., WATER, GAS, ELECTRICITY, SEWER) ("PERMANENTLY AFFIXED").

8. THE HOME SHALL BE ASSESSED AND TAXED AS AN IMPROVEMENT TO THE LAND.

9. HOMEOWNER AGREES THAT AS OF TODAY, OR IF THE HOME IS NOT YET LOCATED AT THE PROPERTY ADDRESS, UPON THE DELIVERY OF THE HOME TO THE PROPERTY ADDRESS:

(A) ALL PERMITS REQUIRED BY GOVERNMENTAL AUTHORITIES HAVE BEEN OBTAINED;

(B) THE FOUNDATION SYSTEM FOR THE HOME WAS DESIGNED BY AN ENGINEER TO MEET THE SOIL CONDITIONS OF THE PROPERTY ADDRESS. ALL FOUNDATIONS, BOTH PERIMETER AND PIERS FOR THE HOME HAVE FOOTINGS THAT ARE LOCATED BELOW THE FROST LINE, AND WILL BE PLACED WHERE THE HOME MANUFACTURER RECOMMENDS. ALL FOUNDATIONS ARE CONSTRUCTED IN ACCORDANCE WITH APPLICABLE STATE AND LOCAL BUILDING CODES, AND MANUFACTURER'S SPECIFICATIONS IN A MANNER SUFFICIENT TO VALIDATE ANY APPLICABLE MANUFACTURER'S WARRANTY.

(C) THE WHEELS, AXLES, TOWBAR OR HITCH WERE REMOVED WHEN THE HOME WAS, OR WILL BE, PLACED ON THE PROPERTY ADDRESS;

(D) THE HOME IS (I) PERMANENTLY AFFIXED TO A FOUNDATION, (II) HAS THE CHARACTERISTICS OF SITE-BUILT HOUSING, AND (III) IS PART OF THE LAND; AND

(E) THE HOME IS PERMANENTLY CONNECTED TO A SEPTIC TANK OR SEWAGE SYSTEM AND OTHER UTILITIES SUCH AS ELECTRICITY, WATER AND NATURAL GAS.



1 10. IF THE HOMEOWNER IS THE OWNER OF THE LAND, ANY CONVEYANCE OR FINANC-  
2 ING OF THE HOME AND THE LAND SHALL BE A SINGLE TRANSACTION UNDER  
3 APPLICABLE STATE LAW.

4 11. THE HOME IS SUBJECT TO THE FOLLOWING SECURITY INTERESTS (EACH, A  
5 "SECURITY INTEREST"):

6 NAME OF LIENHOLDER: NAME OF LIENHOLDER:

7 ADDRESS: ADDRESS:

8 ORIGINAL PRINCIPAL ORIGINAL PRINCIPAL  
9 AMOUNT SECURED: AMOUNT SECURED:

10 12. OTHER THAN THOSE DISCLOSED IN THIS AFFIDAVIT, THE HOMEOWNER IS NOT  
11 AWARE OF (I) ANY OTHER CLAIM, LIEN OR ENCUMBRANCE AFFECTING THE  
12 HOME, (II) ANY FACTS OR INFORMATION KNOWN TO THE APPLICANT THAT  
13 COULD REASONABLY AFFECT THE VALIDITY OF THE TITLE OF THE MANUFAC-  
14 TURED HOME OR THE EXISTENCE OR NON-EXISTENCE OF SECURITY INTERESTS  
15 IN IT.

16 13. A RELEASE OF LIEN FROM EACH OF THE LIENHOLDERS IDENTIFIED IN PARA-  
17 GRAPH 11 OF THIS AFFIDAVIT {\_\_} HAS BEEN {\_\_} SHALL BE DELIVERED TO  
18 THE COMMISSIONER OF MOTOR VEHICLES.

19 14. A HOMEOWNER SHALL INITIAL ONLY ONE OF THE FOLLOWING, AS IT APPLIES  
20 TO TITLE TO THE HOME:

21 {\_\_} THE HOME IS NOT COVERED BY A CERTIFICATE OF TITLE. THE  
22 ORIGINAL MANUFACTURER'S CERTIFICATE OF ORIGIN, DULY ENDORSED TO  
23 THE HOMEOWNER, IS ATTACHED TO THIS AFFIDAVIT.

24 {\_\_} THE HOME IS NOT COVERED BY A CERTIFICATE OF TITLE. AFTER DILI-  
25 GENT SEARCH AND INQUIRY, THE HOMEOWNER IS UNABLE TO PRODUCE THE  
26 ORIGINAL MANUFACTURER'S CERTIFICATE OF ORIGIN.

27 {\_\_} THE HOME IS COVERED BY A CERTIFICATE OF TITLE ISSUED ON \_\_\_\_\_  
28 OF \_\_\_\_\_, \_\_\_\_\_, TITLE NUMBER \_\_\_\_\_, WHICH THE HOMEOWNER  
29 SHALL SURRENDER.

30 [\_\_] THE HOME IS COVERED BY A CERTIFICATE OF TITLE. AFTER DILIGENT  
31 SEARCH AND INQUIRY, THE HOMEOWNER IS UNABLE TO PRODUCE THE  
32 ORIGINAL CERTIFICATE OF TITLE.

33 15. THE HOMEOWNER DESIGNATES THE FOLLOWING PERSON TO RECORD THIS MANU-  
34 FACTURED HOME AFFIXATION AFFIDAVIT AND UPON ITS RECORDING IT SHALL  
35 BE RETURNED BY THE RECORDING OFFICER IN THE REAL PROPERTY RECORDS  
36 WHERE THE HOME IS TO BE LOCATED TO SAME:

37 NAME:

38 ADDRESS:

1 16. THIS AFFIDAVIT IS EXECUTED BY HOMEOWNER(S) PURSUANT TO APPLICABLE  
2 STATE LAW.

3 IN WITNESS WHEREOF, HOMEOWNER(S) HAS EXECUTED THIS AFFIDAVIT IN MY PRES-  
4 ENCE AND IN THE PRESENCE OF THE UNDERSIGNED WITNESSES ON THIS \_\_\_\_\_  
5 DAY OF \_\_\_\_\_, \_\_\_\_.

6 \_\_\_\_\_ (SEAL) \_\_\_\_\_  
7 HOMEOWNER #1 WITNESS

8 \_\_\_\_\_  
9 PRINTED NAME

10 \_\_\_\_\_ (SEAL) \_\_\_\_\_  
11 HOMEOWNER #2 WITNESS

12 \_\_\_\_\_  
13 PRINTED NAME

14 \_\_\_\_\_ (SEAL) \_\_\_\_\_  
15 HOMEOWNER #3 WITNESS

16 \_\_\_\_\_  
17 PRINTED NAME

18 \_\_\_\_\_ (SEAL) \_\_\_\_\_  
19 HOMEOWNER #4 WITNESS

20 \_\_\_\_\_  
21 PRINTED NAME

22 STATE OF \_\_\_\_\_ )  
23 ) SS.:  
24 COUNTY OF \_\_\_\_\_ )

25 ON THE \_\_\_\_\_ DAY OF \_\_\_\_\_ IN THE YEAR \_\_\_\_\_ BEFORE ME, THE  
26 UNDERSIGNED, A NOTARY PUBLIC IN AND FOR SAID STATE, PERSONALLY APPEARED  
27 \_\_\_\_\_,  
28 PERSONALLY KNOWN TO ME OR PROVED TO ME ON THE BASIS OF SATISFACTORY  
29 EVIDENCE TO BE THE INDIVIDUAL(S) WHOSE NAME(S) IS (ARE) SUBSCRIBED TO  
30 THE WITHIN INSTRUMENT AND ACKNOWLEDGED TO ME THAT HE/SHE/THEY EXECUTED  
31 THE SAME IN HIS/HER/THEIR CAPACITY(IES), AND THAT BY HIS/HER/THEIR  
32 SIGNATURE(S) ON THE INSTRUMENT, THE INDIVIDUAL(S), OR THE PERSON ON  
33 BEHALF OF WHICH THE INDIVIDUAL(S) ACTED, EXECUTED THE INSTRUMENT.

34 \_\_\_\_\_  
35 NOTARY SIGNATURE

36 \_\_\_\_\_  
37 NOTARY PRINTED NAME

38 NOTARY PUBLIC; STATE OF \_\_\_\_\_  
39 QUALIFIED IN THE COUNTY OF \_\_\_\_\_  
40 MY COMMISSION EXPIRES: \_\_\_\_\_

41 OFFICIAL SEAL:

ATTENTION COUNTY CLERK: THIS INSTRUMENT COVERS FIXTURES THAT ARE OR ARE TO BE SEVERED FROM THE PROPERTY DESCRIBED HEREIN AND IS TO BE FILED FOR RECORD IN THE RECORDS WHERE CONVEYANCES OF REAL ESTATE ARE RECORDED.

(D) THE FEE FOR RECORDING AN AFFIDAVIT OF AFFIXATION SHALL BE TWENTY-FIVE DOLLARS.

4. DISPOSITION OF LIENS. NEITHER THE ACT OF PERMANENTLY AFFIXING A MANUFACTURED HOME TO REAL PROPERTY, NOR THE RECORDING OF THE AFFIDAVIT OF AFFIXATION SHALL IMPAIR THE RIGHTS OF ANY HOLDER OF A SECURITY INTEREST IN A MANUFACTURED HOME PERFECTED AS PROVIDED IN SECTION TWENTY-ONE HUNDRED EIGHTEEN OF THE VEHICLE AND TRAFFIC LAW, UNLESS AND UNTIL THE DUE FILING WITH AND ACCEPTANCE BY THE COMMISSIONER OF MOTOR VEHICLES OF AN APPLICATION TO SURRENDER THE TITLE AND A RELEASE OF ANY LIEN AS PROVIDED IN SECTION TWENTY-ONE HUNDRED TWENTY-ONE OF THE VEHICLE AND TRAFFIC LAW. UPON THE FILING OF SUCH A RELEASE, THE SECURITY INTEREST CREATED UNDER THE VEHICLE AND TRAFFIC LAW TERMINATES. THE RECORDING OF AN AFFIDAVIT OF AFFIXATION DOES NOT CHANGE THE CHARACTER OF THE LIEN NOTED ON A CERTIFICATE OF TITLE, AND NO MORTGAGE RECORDING TAX SHALL BE IMPOSED AT THE TIME AN AFFIDAVIT OF AFFIXATION IS RECORDED UPON ANY LIEN UPON A MANUFACTURED HOME CREATED UNDER THE VEHICLE AND TRAFFIC LAW.

5. NOTICE TO COMMISSIONER OF MOTOR VEHICLES. UPON THE PAYMENT OF THE FEES PROVIDED BY LAW AND RECORDATION OF THE AFFIDAVIT OF AFFIXATION OR AFFIDAVIT OF SEVERANCE, THE RECORDING OFFICER SHALL ENDORSE THE AFFIDAVIT AS "RECORDED IN LAND RECORDS", SETTING FORTH THEREON THE INDEXING INFORMATION FOR THE AFFIDAVIT OF AFFIXATION OR THE AFFIDAVIT OF SEVERANCE AND THE RECORDING OFFICER SHALL FORTHWITH FORWARD A CERTIFIED COPY OF THE AFFIDAVIT OF AFFIXATION OR THE AFFIDAVIT OF SEVERANCE TO THE PERSON DESIGNATED THEREIN FOR FILING WITH THE COMMISSIONER OF MOTOR VEHICLES.

6. EFFECT OF RECORDED AFFIDAVIT OF AFFIXATION. A MANUFACTURED HOME SHALL BE DEEMED TO BE PERMANENTLY AFFIXED TO AND INTEGRATED WITH THE REAL PROPERTY, WHEN ALL OF THE FOLLOWING EVENTS HAVE OCCURRED:

(A) AN AFFIDAVIT OF AFFIXATION CONFORMING TO THE REQUIREMENTS OF SUBDIVISION THREE OF THIS SECTION HAS BEEN DULY RECORDED;

(B) A CERTIFIED COPY OF THE AFFIDAVIT OF AFFIXATION AS PROVIDED IN SUBDIVISION FIVE OF THIS SECTION IS DELIVERED TO THE COMMISSIONER OF MOTOR VEHICLES; AND

(C) IF THE MANUFACTURED HOME IS COVERED BY A CERTIFICATE OF TITLE, THE REQUIREMENTS OF SECTION TWENTY-ONE HUNDRED SEVENTEEN-A OF THE VEHICLE AND TRAFFIC LAW ARE SATISFIED.

7. CONVEYANCE AND ENCUMBRANCE AS REAL PROPERTY. THE PROVISIONS OF THIS SUBDIVISION SHALL APPLY IMMEDIATELY UPON THE SATISFACTION OF THE REQUIREMENTS OF SUBDIVISION SIX OF THIS SECTION. A MANUFACTURED HOME SHALL BE DEEMED TO BE PERMANENTLY AFFIXED TO THE REAL PROPERTY, AND ANY MORTGAGE LIEN OR SECURITY INTEREST WHICH CAN ATTACH TO LAND, BUILDINGS ERECTED THEREON OR FIXTURES AFFIXED THERETO, SHALL ATTACH IN THE SAME MANNER AS IF THE MANUFACTURED HOME WAS BUILT ON SITE, AND TITLE TO THE MANUFACTURED HOME FOR WHICH AN AFFIDAVIT OF AFFIXATION HAS BEEN RECORDED MAY BE TRANSFERRED BY DEED OR OTHER FORM OF CONVEYANCE THAT IS EFFECTIVE TO TRANSFER AN INTEREST IN REAL PROPERTY, TOGETHER WITH THE LAND TO WHICH SUCH STRUCTURE HAS BEEN AFFIXED AND THE MANUFACTURED HOME SHALL BE DEEMED TO BE REAL PROPERTY AND SHALL BE GOVERNED BY THE LAWS APPLICABLE THERETO.

8. MANUFACTURED HOMES THAT REMAIN PERSONAL PROPERTY OR A FIXTURE. EXCEPT AS PROVIDED IN SUBDIVISIONS THREE, FIVE, SIX AND SEVEN OF THIS SECTION, AN AFFIDAVIT OF AFFIXATION IS NOT NECESSARY OR EFFECTIVE TO CONVEY OR ENCUMBER A MANUFACTURED HOME. EVERY CONVEYANCE OF LAND UPON

1 WHICH IS LOCATED A MANUFACTURED HOME WHICH IS COVERED BY A CERTIFICATE  
2 OF TITLE ISSUED PURSUANT TO ARTICLE FORTY-SIX OF THE VEHICLE AND TRAFFIC  
3 LAW, AND FOR WHICH NO AFFIDAVIT OF AFFIXATION HAS BEEN RECORDED, SHALL  
4 CONTAIN A RECITAL THAT SUCH CONVEYANCE DOES NOT AFFECT THE TITLE TO SAID  
5 MANUFACTURED HOME AND THAT THE TRANSFER OR ENCUMBRANCE THEREOF CAN ONLY  
6 BE MADE PURSUANT TO THE PROVISIONS OF THE VEHICLE AND TRAFFIC LAW. ANY  
7 AGREEMENT BY ANY PARTY TO THE TRANSACTION WHEREBY THE REQUIREMENTS OF  
8 THIS SUBDIVISION ARE WAIVED SHALL BE VOID AS CONTRARY TO PUBLIC POLICY.

9 9. AFFIDAVIT OF SEVERANCE. (A) IF AND WHEN A MANUFACTURED HOME FOR  
10 WHICH AN AFFIDAVIT OF AFFIXATION HAS BEEN RECORDED, IS DETACHED OR  
11 SEVERED FROM THE REAL PROPERTY WHERE IT IS AFFIXED, ANY PERSON HAVING AN  
12 INTEREST IN THE REAL PROPERTY MAY RECORD AN AFFIDAVIT OF SEVERANCE IN  
13 THE LAND RECORDS OF THE COUNTY WHERE THE AFFIDAVIT OF AFFIXATION WITH  
14 RESPECT TO THE HOME IS RECORDED. THE AFFIDAVIT OF SEVERANCE SHALL  
15 CONTAIN OR BE ACCOMPANIED BY:

16 (I) THE NAME, RESIDENCE AND MAILING ADDRESS OF THE OWNER OF THE MANU-  
17 FACTURED HOME;

18 (II) A DESCRIPTION OF THE MANUFACTURED HOME INCLUDING, SO FAR AS THE  
19 FOLLOWING DATA EXISTS: THE NAME OF THE MANUFACTURER, THE MAKE, THE MODEL  
20 NAME, THE MODEL YEAR, THE DIMENSIONS, AND THE VEHICLE IDENTIFICATION  
21 NUMBER OR NUMBERS OF THE MANUFACTURED HOME AND WHETHER IT IS NEW OR  
22 USED;

23 (III) A STATEMENT OF BOOK NUMBER, PAGE NUMBER AND DATE OF RECORDATION  
24 OF THE AFFIDAVIT OF AFFIXATION;

25 (IV) A STATEMENT OF EITHER, (A) ANY FACTS OR INFORMATION KNOWN TO THE  
26 AFFIANT THAT COULD REASONABLY AFFECT THE VALIDITY OF THE TITLE OF THE  
27 MANUFACTURED HOME OR THE EXISTENCE OR NON-EXISTENCE OF SECURITY INTER-  
28 ESTS IN IT, OR (B) THAT NO SUCH FACTS OR INFORMATION ARE KNOWN TO THE  
29 AFFIANT;

30 (V) A SWORN DECLARATION BY AN ATTORNEY-AT-LAW, DULY ADMITTED TO PRAC-  
31 TICE IN THE COURTS OF THE STATE OF NEW YORK, OR AN AGENT OF THE TITLE  
32 INSURANCE COMPANY DULY LICENSED TO ISSUE POLICIES OF TITLE INSURANCE IN  
33 THE STATE OF NEW YORK THAT THE MANUFACTURED HOME IS FREE AND CLEAR OF  
34 ALL LIENS AND ENCUMBRANCES, AND (A) ANY FACTS OR INFORMATION KNOWN TO  
35 HIM OR HER THAT COULD REASONABLY AFFECT THE VALIDITY OF THE TITLE OF THE  
36 MANUFACTURED HOME OR THE EXISTENCE OR NON-EXISTENCE OF SECURITY INTER-  
37 ESTS IN IT; OR (B) THAT NO SUCH FACTS OR INFORMATION ARE KNOWN TO HIM OR  
38 HER; AND

39 (VI) THE NAME AND ADDRESS OF THE PERSON DESIGNATED FOR RECORDING THE  
40 AFFIDAVIT OF SEVERANCE WITH THE COMMISSIONER OF MOTOR VEHICLES, TO WHOM  
41 THE RECORDING OFFICER SHALL DELIVER THE AFFIDAVIT OF SEVERANCE AFTER IT  
42 HAS BEEN DULY RECORDED IN THE REAL PROPERTY RECORDS, AS PROVIDED IN THIS  
43 SECTION.

44 (B) THE AFFIDAVIT OF SEVERANCE SHALL BE IN THE FORM SET FORTH IN PARA-  
45 GRAPH (C) OF THIS SUBDIVISION DULY ACKNOWLEDGED OR PROVED IN LIKE MANNER  
46 AS TO ENTITLE A CONVEYANCE TO BE RECORDED AND WHEN SO ACKNOWLEDGED OR  
47 PROVED, UPON PAYMENT OF THE LAWFUL FEES THEREFOR, SUCH RECORDING OFFICER  
48 SHALL IMMEDIATELY CAUSE THE AFFIDAVIT AND ANY ATTACHMENTS THERETO, TO BE  
49 DULY RECORDED AND INDEXED IN THE RECORD OF DEEDS.

50 (C) THE AFFIDAVIT OF SEVERANCE SHALL CONFORM TO THE REQUIREMENTS OF  
51 THIS SECTION. AN AFFIDAVIT OF SEVERANCE IN SUBSTANTIALLY THE FOLLOWING  
52 FORM SHALL BE DEEMED TO BE IN COMPLIANCE:

53 MANUFACTURED HOME  
54 AFFIDAVIT OF SEVERANCE

1 STATE OF \_\_\_\_\_ )  
2 ) SS.:  
3 COUNTY OF \_\_\_\_\_ )

4 BEFORE ME, THE UNDERSIGNED NOTARY PUBLIC, ON THIS DAY PERSONALLY  
5 APPEARED

6 \_\_\_\_\_  
7 HOMEOWNER #1

8 \_\_\_\_\_  
9 HOMEOWNER #2

10 \_\_\_\_\_  
11 HOMEOWNER #3

12 \_\_\_\_\_  
13 HOMEOWNER #4

14 {TYPE THE NAME(S) OF EACH HOMEOWNER SIGNING THIS AFFIDAVIT}:

15 KNOWN TO ME TO BE THE PERSON(S) WHOSE NAME(S) IS/ARE SUBSCRIBED BELOW  
16 (EACH A "HOMEOWNER"), AND WHO, BEING BY ME FIRST DULY SWORN, DID EACH ON  
17 HIS OR HER OATH STATE AS FOLLOWS:

18 1. THE HOMEOWNER(S) RESIDE AT THE FOLLOWING ADDRESS:

19 \_\_\_\_\_  
20 STREET OR ROUTE CITY COUNTY STATE ZIP CODE

21 MAILING ADDRESS, IF DIFFERENT:

22 \_\_\_\_\_  
23 STREET OR ROUTE CITY COUNTY STATE ZIP CODE

24 2. HOMEOWNER OWNS THE MANUFACTURED HOME ("HOME") DESCRIBED AS FOLLOWS:

25 \_\_\_\_\_  
26 NEW/USED YEAR MANUFACTURER'S MODEL NAME MANUFACTURER'S LENGTH/WIDTH  
27 NAME AND MODEL SERIAL NO.  
28 NO.

29 3. THE HOME IS OR WAS LOCATED AT THE FOLLOWING "PROPERTY ADDRESS":

30 \_\_\_\_\_  
31 STREET OR ROUTE CITY COUNTY STATE ZIP CODE

32 4. THE LEGAL DESCRIPTION OF THE REAL PROPERTY FROM WHICH THE HOME IS OR  
33 WILL BE SEVERED ("LAND") IS:

34 \_\_\_\_\_  
35 \_\_\_\_\_  
36 \_\_\_\_\_  
37 \_\_\_\_\_

1 5. AN AFFIDAVIT OF AFFIXATION WAS DULY RECORDED IN THE BOOK OF DEEDS OF  
2 \_\_\_\_\_ COUNTY ON \_\_\_\_\_, IN BOOK NUMBER \_\_\_\_\_ AT PAGE  
3 NUMBER \_\_\_\_\_.

4 6. THE HOME IS SUBJECT TO THE FOLLOWING SECURITY INTERESTS (EACH, A  
5 "SECURITY INTEREST"):

6 NAME OF LIENHOLDER: NAME OF LIENHOLDER:

7 ADDRESS: ADDRESS:

8 ORIGINAL PRINCIPAL ORIGINAL PRINCIPAL  
9 AMOUNT SECURED: AMOUNT SECURED:

10 7. OTHER THAN THOSE DISCLOSED IN THIS AFFIDAVIT, THE HOMEOWNER IS NOT  
11 AWARE OF (I) ANY OTHER CLAIM, LIEN OR ENCUMBRANCE AFFECTING THE  
12 HOME, (II) ANY FACTS OR INFORMATION KNOWN TO THE APPLICANT THAT  
13 COULD REASONABLY AFFECT THE VALIDITY OF THE TITLE OF THE MANUFAC-  
14 TURED HOME OR THE EXISTENCE OR NON-EXISTENCE OF SECURITY INTERESTS  
15 IN IT.

16 8. THE SWORN STATEMENT OF AN ATTORNEY AT LAW, DULY ADMITTED TO PRACTICE  
17 IN THE COURTS OF THE STATE OF NEW YORK, OR AN AGENT OF A TITLE  
18 INSURANCE COMPANY DULY LICENSED TO ISSUE POLICIES OF TITLE INSURANCE  
19 IN THE STATE OF NEW YORK IS ATTACHED ("SEVERANCE CERTIFICATION").  
20 THE SEVERANCE CERTIFICATION STATES THAT THE MANUFACTURED HOME IS  
21 FREE AND CLEAR OF ALL LIENS AND ENCUMBRANCES, AND (A) ANY FACTS OR  
22 INFORMATION KNOWN TO HIM THAT COULD REASONABLY AFFECT THE VALIDITY  
23 OF THE TITLE OF THE MANUFACTURED HOME OR THE EXISTENCE OR NON-EXIS-  
24 TENCE OF SECURITY INTERESTS IN IT; OR (B) THAT NO SUCH FACTS OR  
25 INFORMATION ARE KNOWN TO HIM.

26 9. THE HOMEOWNER DESIGNATES THE FOLLOWING PERSON TO RECORD THIS MANU-  
27 FACTURED HOME AFFIDAVIT OF SEVERANCE AND UPON ITS RECORDING IT SHALL  
28 BE RETURNED BY THE RECORDING OFFICER IN THE REAL PROPERTY RECORDS  
29 WHERE THE HOME IS TO BE LOCATED TO SAME:

30 NAME:

31 ADDRESS:

32 10. THIS AFFIDAVIT IS EXECUTED BY HOMEOWNER(S) PURSUANT TO APPLICABLE  
33 STATE LAW.

34 IN WITNESS WHEREOF, HOMEOWNER(S) HAS EXECUTED THIS AFFIDAVIT IN MY PRES-  
35 ENCE AND IN THE PRESENCE OF THE UNDERSIGNED WITNESSES ON THIS \_\_\_\_\_  
36 DAY OF \_\_\_\_\_, \_\_\_\_\_.

37 \_\_\_\_\_ (SEAL)

38 HOMEOWNER #1

\_\_\_\_\_  
WITNESS

39 \_\_\_\_\_  
40 PRINTED NAME

41 \_\_\_\_\_ (SEAL)

1 HOMEOWNER #2

WITNESS

2 \_\_\_\_\_  
3 PRINTED NAME

4 \_\_\_\_\_ (SEAL)

5 HOMEOWNER #3

WITNESS

6 \_\_\_\_\_  
7 PRINTED NAME

8 \_\_\_\_\_ (SEAL)

9 HOMEOWNER #4

WITNESS

10 \_\_\_\_\_  
11 PRINTED NAME

12 STATE OF \_\_\_\_\_ )  
13 ) SS.:  
14 COUNTY OF \_\_\_\_\_ )

15 ON THE \_\_\_\_\_ DAY OF \_\_\_\_\_ IN THE YEAR \_\_\_\_\_ BEFORE ME, THE  
16 UNDERSIGNED, A NOTARY PUBLIC IN AND FOR SAID STATE, PERSONALLY APPEARED  
17 \_\_\_\_\_,  
18 PERSONALLY KNOWN TO ME OR PROVED TO ME ON THE BASIS OF SATISFACTORY  
19 EVIDENCE TO BE THE INDIVIDUAL(S) WHOSE NAME(S) IS(ARE) SUBSCRIBED TO THE  
20 WITHIN INSTRUMENT AND ACKNOWLEDGED TO ME THAT HE/SHE/THEY EXECUTED THE  
21 SAME IN HIS/HER/THEIR CAPACITY(IES), AND THAT BY HIS/HER/THEIR  
22 SIGNATURE(S) ON THE INSTRUMENT, THE INDIVIDUAL(S), OR THE PERSON ON  
23 BEHALF OF WHICH THE INDIVIDUAL(S) ACTED, EXECUTED THE INSTRUMENT.

24 \_\_\_\_\_  
25 NOTARY SIGNATURE

26 \_\_\_\_\_  
27 NOTARY PRINTED NAME

28 NOTARY PUBLIC; STATE OF \_\_\_\_\_  
29 QUALIFIED IN THE COUNTY OF \_\_\_\_\_  
30 MY COMMISSION EXPIRES: \_\_\_\_\_

31 OFFICIAL SEAL:

32 ATTENTION COUNTY CLERK: THIS INSTRUMENT COVERS FIXTURES THAT ARE OR ARE  
33 TO BE SEVERED FROM THE PROPERTY DESCRIBED HEREIN AND IS TO BE FILED FOR  
34 RECORD IN THE RECORDS WHERE CONVEYANCES OF REAL ESTATE ARE RECORDED.

35 (D) THE FEE FOR RECORDING AN AFFIDAVIT OF SEVERANCE SHALL BE  
36 TWENTY-FIVE DOLLARS.

37 10. DOCUMENTS HELD IN TRUST. THE ORIGINAL MANUFACTURER'S CERTIFICATE  
38 OF ORIGIN, OR ANY LIEN RELEASE DOCUMENTS MAY BE DELIVERED TO ANY PERSON  
39 TO FACILITATE CONVEYING OR ENCUMBERING THE MANUFACTURED HOME. ANY PERSON  
40 RECEIVING ANY SUCH DOCUMENTS SO DELIVERED HOLDS THE DOCUMENTS IN TRUST  
41 FOR THAT LIENHOLDER.

42 11. DAMAGES FOR FAILURE TO COMPLY WITH THIS SECTION. EACH PERSON,  
43 OTHER THAN A COUNTY CLERK OR THE COMMISSIONER OF MOTOR VEHICLES, KNOW-  
44 INGLY AND WILLINGLY EXECUTING, RECORDING OR FILING ANY AFFIDAVIT OF

1 AFFIXATION, AFFIDAVIT OF SEVERANCE OR ANY LIEN RELEASE DOCUMENT WHICH  
2 FAILS TO COMPLY WITH THE REQUIREMENTS OF THIS SECTION, OR STATES ANY  
3 FACT FINALLY DETERMINED BY A COURT OF COMPETENT JURISDICTION TO BE  
4 UNTRUE, OR FAILS TO STATE ANY FACT, THE OMISSION OF WHICH IS FINALLY  
5 DETERMINED BY A COURT OF COMPETENT JURISDICTION TO BE MATERIAL, SHALL BE  
6 STRICTLY LIABLE, JOINTLY AND SEVERALLY, TO ANY PERSON DAMAGED THEREBY.  
7 S 11. This act shall take effect January 1, 2014; provided, however,  
8 that the commissioner of motor vehicles shall promulgate any rules or  
9 regulations necessary for the timely implementation of this act on or  
10 before such date.