

S. 520--A

A. 397--A

2015-2016 Regular Sessions

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

(PREFILED)

January 7, 2015

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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 -- recommitted to the Committee on Housing, Construction and Community Development in accordance with Senate Rule 6, sec. 8 -- committee discharged, bill amended, ordered reprinted as amended and recommitted to said committee

IN ASSEMBLY -- Introduced by M. of A. THIELE, PALUMBO -- read once and referred to the Committee on Judiciary -- recommitted to the Committee on Judiciary in accordance with Assembly Rule 3, sec. 2 -- committee discharged, bill amended, ordered reprinted as amended and recommitted to said committee

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

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

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1 exclusively for residential purposes, excluding travel trailers] MANU-  
2 FACTURED HOME AS DEFINED IN PARAGRAPH FIFTY-THREE OF SUBSECTION (A) OF  
3 SECTION 9-102 OF THE UNIFORM COMMERCIAL CODE BUT DOES NOT INCLUDE RECRE-  
4 ATIONAL VEHICLES (RVS) INCLUDING BUT NOT LIMITED TO MOTORHOMES, TRAVEL  
5 TRAILERS, FIFTH-WHEEL TRAVEL TRAILERS, PARK MODEL RVS, TRUCK CAMPERS,  
6 AND FOLDING CAMPING TRAILERS.

7 S 2. Section 122-c of the vehicle and traffic law, as added by chapter  
8 322 of the laws of 1993, is amended to read as follows:

9 S 122-c. Mobile home or manufactured home. A structure, transportable  
10 in one or more sections, which in the traveling mode, is eight body feet  
11 or more in width or forty body feet or more in length, or when erected  
12 on site, is three hundred twenty or more square feet, and which is built  
13 on a permanent chassis and designed to be used as a dwelling with or  
14 without a permanent foundation when connected to required utilities, and  
15 includes the plumbing, heating, air-conditioning and electrical systems  
16 contained therein. NOTWITHSTANDING THE FOREGOING, FOR THE PURPOSES OF  
17 11 USC S 1322(B)(2), A MANUFACTURED HOME SHALL BE DEEMED TO BE REAL  
18 PROPERTY.

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

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

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

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

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

40 (F) THE COMMISSIONER SHALL MAINTAIN A RECORD OF ALL AFFIDAVITS OF  
41 AFFIXATION HE OR SHE FILES IN ACCORDANCE WITH SUBDIVISION (E) OF THIS  
42 SECTION. THE RECORD SHALL STATE THE NAME OF THE OWNER OF THE MANUFAC-  
43 TURED HOME, THE COUNTY OF RECORDATION, THE DATE OF RECORDATION, AND THE  
44 BOOK AND PAGE NUMBER OF EACH BOOK OF DEEDS WHERE THERE HAS BEEN RECORDED  
45 AN AFFIDAVIT OF AFFIXATION PURSUANT TO SECTION TWO HUNDRED NINETY-SIX-A  
46 OF THE REAL PROPERTY LAW AND THIS ARTICLE, AND ANY OTHER DATA THE  
47 COMMISSIONER PRESCRIBES.

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

53 (H) THE COMMISSIONER SHALL MAINTAIN A RECORD OF EACH MANUFACTURED HOME  
54 CERTIFICATE OF TITLE THAT HE OR SHE ACCEPTS FOR SURRENDER AS PROVIDED IN  
55 SECTION TWENTY-ONE HUNDRED SEVENTEEN-A OF THIS ARTICLE. THE RECORD SHALL  
56 STATE THE NAME OF THE OWNER OF THE MANUFACTURED HOME, THE DATE THE

CERTIFICATE OF TITLE WAS ACCEPTED FOR SURRENDER, 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 AFFIXATION PURSUANT TO SECTION TWO HUNDRED NINETY-SIX-A OF THE REAL PROPERTY LAW AND THIS ARTICLE, AND ANY OTHER DATA THE COMMISSIONER PRESCRIBES.

(I) THE COMMISSIONER SHALL MAINTAIN A RECORD OF EACH AFFIDAVIT OF SEVERANCE HE OR SHE FILES IN ACCORDANCE WITH SUBDIVISION (E) OF THIS SECTION. THE RECORD SHALL STATE THE NAME OF THE OWNER OF THE MANUFACTURED 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 HER RECORDS IN ACCORDANCE WITH THE PROVISIONS OF SUBDIVISIONS (G) AND (H) OF SECTION TWENTY-ONE HUNDRED SEVEN OF THIS ARTICLE.

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

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

S 2117-B. APPLICATION TO REINSTATE CERTIFICATE OF TITLE TO A MANUFACTURED HOME. (A) NOTWITHSTANDING ANY OTHER PROVISION OF LAW, WHERE A MANUFACTURED HOME HAS BEEN PERMANENTLY AFFIXED TO REAL PROPERTY, AND AN AFFIDAVIT OF AFFIXATION PURSUANT TO SECTION TWO HUNDRED NINETY-SIX-A OF THE REAL PROPERTY LAW HAS BEEN RECORDED AS PART OF THE REAL PROPERTY RECORDS IN THE COUNTY IN WHICH THE MANUFACTURED HOME IS LOCATED, AND WHERE THE MANUFACTURED HOME SUBSEQUENTLY IS DETACHED OR SEVERED FROM THE REAL PROPERTY, THE OWNER OR OWNERS MAY APPLY TO REINSTATE THE CERTIFICATE OF TITLE BY FILING WITH THE COMMISSIONER AN APPLICATION TO REINSTATE THE CERTIFICATE OF TITLE TO A MANUFACTURED HOME 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) 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 INTEREST IN IT; OR (II) THAT NO SUCH FACTS OR INFORMATION ARE KNOWN TO THE APPLICANT;

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

(5) A SWORN DECLARATION BY AN ATTORNEY AT LAW, DULY ADMITTED TO PRACTICE IN THE COURTS OF THE STATE OF NEW YORK, OR AN AGENT OF A TITLE INSURANCE COMPANY DULY LICENSED TO ISSUE POLICIES OF TITLE INSURANCE IN THE STATE OF NEW YORK, THAT THE MANUFACTURED HOME IS FREE AND CLEAR OF ALL LIENS AND ENCUMBRANCES, AND (I) ANY FACTS OR INFORMATION KNOWN TO HIM OR HER 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 HIM OR HER; AND

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

(B) WHEN SATISFIED AS TO ITS GENUINENESS AND REGULARITY OF THE APPLICATION TO REINSTATE A CERTIFICATE OF TITLE TO A MANUFACTURED HOME AND

1 UPON SATISFACTION OF THE REQUIREMENTS OF SUBDIVISION (A) OF THIS  
2 SECTION, THE COMMISSIONER SHALL ISSUE A NEW CERTIFICATE OF TITLE PURSU-  
3 ANT TO SECTION TWENTY-ONE HUNDRED SEVEN OF THIS ARTICLE AND UPDATE HIS  
4 OR HER RECORDS IN ACCORDANCE WITH THE PROVISIONS OF SECTION TWENTY-ONE  
5 HUNDRED SEVEN OF THIS ARTICLE.

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

8 S 7. Subdivisions (d) and (e) of section 2118 of the vehicle and traf-  
9 fic law, subdivision (d) as added by chapter 322 of the laws of 1993,  
10 subdivision (e) as amended by chapter 84 of the laws of 2001, are  
11 amended to read as follows:

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

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

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

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

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

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

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

3 S 296-A. CONVEYANCE AND ENCUMBRANCE OF MANUFACTURED HOMES AS REAL  
4 PROPERTY. 1. MANUFACTURED HOME; PERMANENTLY AFFIXED TO REAL PROPERTY.  
5 FOR PURPOSES OF THIS SECTION, THE TERM "MANUFACTURED HOME" SHALL HAVE  
6 THE SAME MEANING AS A MANUFACTURED HOME AS DEFINED IN PARAGRAPH  
7 FIFTY-THREE OF SUBSECTION (A) OF SECTION 9-102 OF THE UNIFORM COMMERCIAL  
8 CODE. NOTWITHSTANDING THE FORGOING, FOR THE PURPOSES OF 11 USC S  
9 1322(B)(2), A MANUFACTURED HOME SHALL BE DEEMED TO BE REAL PROPERTY. FOR  
10 PURPOSES OF THIS SECTION, ARTICLE FORTY-SIX OF THE VEHICLE AND TRAFFIC  
11 LAW, AND THE UNIFORM COMMERCIAL CODE, A MANUFACTURED HOME IS "PERMANENT-  
12 LY AFFIXED" IF IT IS ANCHORED TO REAL PROPERTY BY ATTACHMENT TO A PERMA-  
13 NENT FOUNDATION, CONSTRUCTED IN ACCORDANCE WITH APPLICABLE STATE AND  
14 LOCAL BUILDING CODES AND MANUFACTURER'S SPECIFICATIONS IN A MANNER  
15 SUFFICIENT TO VALIDATE ANY APPLICABLE MANUFACTURER'S WARRANTY, AND  
16 CONNECTED TO A RESIDENTIAL UTILITY (E.G., WATER, GAS, ELECTRICITY,  
17 SEWER).

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

20 (I) THE MANUFACTURED HOME SHALL BE PERMANENTLY AFFIXED TO REAL PROPER-  
21 TY; AND

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

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

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

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

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

48 (III) THE STREET ADDRESS AND THE LEGAL DESCRIPTION OF THE REAL PROPER-  
49 TY UPON WHICH THE MANUFACTURED HOME IS OR WILL BE PERMANENTLY AFFIXED;

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

53 (1) THE ORIGINAL MANUFACTURER'S CERTIFICATE OF ORIGIN FOR THE MANUFAC-  
54 TURED HOME, DULY ENDORSED TO THE OWNER OF THE MANUFACTURED HOME; A  
55 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
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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.

10. IF THE HOMEOWNER IS THE OWNER OF THE LAND, ANY CONVEYANCE OR FINANCING OF THE HOME AND THE LAND SHALL BE A SINGLE TRANSACTION UNDER APPLICABLE STATE LAW.

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

NAME OF LIENHOLDER:

NAME OF LIENHOLDER:

ADDRESS:

ADDRESS:

ORIGINAL PRINCIPAL  
AMOUNT SECURED:

ORIGINAL PRINCIPAL  
AMOUNT SECURED:

12. OTHER THAN THOSE DISCLOSED IN THIS AFFIDAVIT, THE HOMEOWNER IS NOT AWARE OF (I) ANY OTHER CLAIM, LIEN OR ENCUMBRANCE AFFECTING THE HOME, (II) 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.

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

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

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

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

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

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

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

5 NAME:

6 ADDRESS:

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

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

12 \_\_\_\_\_ (SEAL)

13 HOMEOWNER #1

\_\_\_\_\_  
WITNESS

14 \_\_\_\_\_

15 PRINTED NAME

16 \_\_\_\_\_ (SEAL)

17 HOMEOWNER #2

\_\_\_\_\_  
WITNESS

18 \_\_\_\_\_

19 PRINTED NAME

20 \_\_\_\_\_ (SEAL)

21 HOMEOWNER #3

\_\_\_\_\_  
WITNESS

22 \_\_\_\_\_

23 PRINTED NAME

24 \_\_\_\_\_ (SEAL)

25 HOMEOWNER #4

\_\_\_\_\_  
WITNESS

26 \_\_\_\_\_

27 PRINTED NAME

28 STATE OF \_\_\_\_\_ )

29 ) SS.:

30 COUNTY OF \_\_\_\_\_ )

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

40 \_\_\_\_\_

1 NOTARY SIGNATURE

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

4 NOTARY PUBLIC; STATE OF \_\_\_\_\_  
5 QUALIFIED IN THE COUNTY OF \_\_\_\_\_  
6 MY COMMISSION EXPIRES: \_\_\_\_\_

7 OFFICIAL SEAL:

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

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

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

27 5. NOTICE TO COMMISSIONER OF MOTOR VEHICLES. UPON THE PAYMENT OF THE  
28 FEES PROVIDED BY LAW AND RECORDATION OF THE AFFIDAVIT OF AFFIXATION OR  
29 AFFIDAVIT OF SEVERANCE, THE RECORDING OFFICER SHALL ENDORSE THE AFFIDA-  
30 VIT AS "RECORDED IN LAND RECORDS", SETTING FORTH THEREON THE INDEXING  
31 INFORMATION FOR THE AFFIDAVIT OF AFFIXATION OR THE AFFIDAVIT OF SEVER-  
32 ANCE AND THE RECORDING OFFICER SHALL FORTHWITH FORWARD A CERTIFIED COPY  
33 OF THE AFFIDAVIT OF AFFIXATION OR THE AFFIDAVIT OF SEVERANCE TO THE  
34 PERSON DESIGNATED THEREIN FOR FILING WITH THE COMMISSIONER OF MOTOR  
35 VEHICLES.

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

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

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

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

47 7. CONVEYANCE AND ENCUMBRANCE AS REAL PROPERTY. THE PROVISIONS OF  
48 THIS SUBDIVISION SHALL APPLY IMMEDIATELY UPON THE SATISFACTION OF THE  
49 REQUIREMENTS OF SUBDIVISION SIX OF THIS SECTION. A MANUFACTURED HOME  
50 SHALL BE DEEMED TO BE PERMANENTLY AFFIXED TO THE REAL PROPERTY, AND ANY  
51 MORTGAGE LIEN OR SECURITY INTEREST WHICH CAN ATTACH TO LAND, BUILDINGS  
52 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 WHICH IS LOCATED A MANUFACTURED HOME WHICH IS COVERED BY A CERTIFICATE OF TITLE ISSUED PURSUANT TO ARTICLE FORTY-SIX OF THE VEHICLE AND TRAFFIC LAW, AND FOR WHICH NO AFFIDAVIT OF AFFIXATION HAS BEEN RECORDED, SHALL CONTAIN A RECITAL THAT SUCH CONVEYANCE DOES NOT AFFECT THE TITLE TO SAID MANUFACTURED HOME AND THAT THE TRANSFER OR ENCUMBRANCE THEREOF CAN ONLY BE MADE PURSUANT TO THE PROVISIONS OF THE VEHICLE AND TRAFFIC LAW. ANY AGREEMENT BY ANY PARTY TO THE TRANSACTION WHEREBY THE REQUIREMENTS OF THIS SUBDIVISION ARE WAIVED SHALL BE VOID AS CONTRARY TO PUBLIC POLICY.

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

(I) THE NAME, RESIDENCE AND MAILING ADDRESS OF THE OWNER OF THE MANUFACTURED HOME;

(II) 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;

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

(IV) A STATEMENT OF EITHER, (A) ANY FACTS OR INFORMATION KNOWN TO THE AFFIANT 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 (B) THAT NO SUCH FACTS OR INFORMATION ARE KNOWN TO THE AFFIANT;

(V) A SWORN DECLARATION BY AN ATTORNEY-AT-LAW, DULY ADMITTED TO PRACTICE IN THE COURTS OF THE STATE OF NEW YORK, OR AN AGENT OF THE TITLE INSURANCE COMPANY DULY LICENSED TO ISSUE POLICIES OF TITLE INSURANCE IN THE STATE OF NEW YORK THAT THE MANUFACTURED HOME IS FREE AND CLEAR OF ALL LIENS AND ENCUMBRANCES, AND (A) ANY FACTS OR INFORMATION KNOWN TO HIM OR HER 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 (B) THAT NO SUCH FACTS OR INFORMATION ARE KNOWN TO HIM OR HER; AND

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

(B) THE AFFIDAVIT OF SEVERANCE SHALL BE IN THE FORM SET FORTH IN PARAGRAPH (C) OF THIS SUBDIVISION DULY ACKNOWLEDGED OR PROVED IN LIKE MANNER

1 AS TO ENTITLE A CONVEYANCE TO BE RECORDED AND WHEN SO ACKNOWLEDGED OR  
2 PROVED, UPON PAYMENT OF THE LAWFUL FEES THEREFOR, SUCH RECORDING OFFICER  
3 SHALL IMMEDIATELY CAUSE THE AFFIDAVIT AND ANY ATTACHMENTS THERETO, TO BE  
4 DULY RECORDED AND INDEXED IN THE RECORD OF DEEDS.

5 (C) THE AFFIDAVIT OF SEVERANCE SHALL CONFORM TO THE REQUIREMENTS OF  
6 THIS SECTION. AN AFFIDAVIT OF SEVERANCE IN SUBSTANTIALLY THE FOLLOWING  
7 FORM SHALL BE DEEMED TO BE IN COMPLIANCE:

8 MANUFACTURED HOME  
9 AFFIDAVIT OF SEVERANCE

10 STATE OF \_\_\_\_\_ )  
11 ) SS.:  
12 COUNTY OF \_\_\_\_\_ )

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

15 \_\_\_\_\_  
16 HOMEOWNER #1

17 \_\_\_\_\_  
18 HOMEOWNER #2

19 \_\_\_\_\_  
20 HOMEOWNER #3

21 \_\_\_\_\_  
22 HOMEOWNER #4

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

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

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

28 \_\_\_\_\_  
29 STREET OR ROUTE CITY COUNTY STATE ZIP CODE

30 MAILING ADDRESS, IF DIFFERENT:

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

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

34 \_\_\_\_\_  
35 NEW/USED YEAR MANUFACTURER'S MODEL NAME MANUFACTURER'S LENGTH/WIDTH  
36 NAME AND MODEL SERIAL NO.  
37 NO.

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

39 \_\_\_\_\_

1 STREET OR ROUTE CITY COUNTY STATE ZIP CODE

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

4 \_\_\_\_\_  
5 \_\_\_\_\_  
6 \_\_\_\_\_  
7 \_\_\_\_\_

8 5. AN AFFIDAVIT OF AFFIXATION WAS DULY RECORDED IN THE BOOK OF DEEDS OF  
9 \_\_\_\_\_ COUNTY ON \_\_\_\_\_, IN BOOK NUMBER \_\_\_\_\_ AT PAGE  
10 NUMBER \_\_\_\_\_.

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

13 NAME OF LIENHOLDER: NAME OF LIENHOLDER:

14 ADDRESS: ADDRESS:

15 ORIGINAL PRINCIPAL ORIGINAL PRINCIPAL  
16 AMOUNT SECURED: AMOUNT SECURED:

17 7. OTHER THAN THOSE DISCLOSED IN THIS AFFIDAVIT, THE HOMEOWNER IS NOT  
18 AWARE OF (I) ANY OTHER CLAIM, LIEN OR ENCUMBRANCE AFFECTING THE  
19 HOME, (II) ANY FACTS OR INFORMATION KNOWN TO THE APPLICANT THAT  
20 COULD REASONABLY AFFECT THE VALIDITY OF THE TITLE OF THE MANUFAC-  
21 TURED HOME OR THE EXISTENCE OR NON-EXISTENCE OF SECURITY INTERESTS  
22 IN IT.

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

33 9. THE HOMEOWNER DESIGNATES THE FOLLOWING PERSON TO RECORD THIS MANU-  
34 FACTURED HOME AFFIDAVIT OF SEVERANCE 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:

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

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

4 \_\_\_\_\_ (SEAL)  
5 HOMEOWNER #1

\_\_\_\_\_  
WITNESS

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

8 \_\_\_\_\_ (SEAL)  
9 HOMEOWNER #2

\_\_\_\_\_  
WITNESS

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

12 \_\_\_\_\_ (SEAL)  
13 HOMEOWNER #3

\_\_\_\_\_  
WITNESS

14 \_\_\_\_\_  
15 PRINTED NAME

16 \_\_\_\_\_ (SEAL)  
17 HOMEOWNER #4

\_\_\_\_\_  
WITNESS

18 \_\_\_\_\_  
19 PRINTED NAME

20 STATE OF \_\_\_\_\_ )  
21 \_\_\_\_\_ ) SS.:  
22 COUNTY OF \_\_\_\_\_ )

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

32 \_\_\_\_\_  
33 NOTARY SIGNATURE

34 \_\_\_\_\_  
35 NOTARY PRINTED NAME

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

39 OFFICIAL SEAL:

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

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

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

11 11. DAMAGES FOR FAILURE TO COMPLY WITH THIS SECTION. EACH PERSON,  
12 OTHER THAN A COUNTY CLERK OR THE COMMISSIONER OF MOTOR VEHICLES, KNOW-  
13 INGLY AND WILLINGLY EXECUTING, RECORDING OR FILING ANY AFFIDAVIT OF  
14 AFFIXATION, AFFIDAVIT OF SEVERANCE OR ANY LIEN RELEASE DOCUMENT WHICH  
15 FAILS TO COMPLY WITH THE REQUIREMENTS OF THIS SECTION, OR STATES ANY  
16 FACT FINALLY DETERMINED BY A COURT OF COMPETENT JURISDICTION TO BE  
17 UNTRUE, OR FAILS TO STATE ANY FACT, THE OMISSION OF WHICH IS FINALLY  
18 DETERMINED BY A COURT OF COMPETENT JURISDICTION TO BE MATERIAL, SHALL BE  
19 STRICTLY LIABLE, JOINTLY AND SEVERALLY, TO ANY PERSON DAMAGED THEREBY.

20 S 11. This act shall take effect January 1, 2017; provided, however,  
21 that the commissioner of motor vehicles shall promulgate any rules or  
22 regulations necessary for the timely implementation of this act on or  
23 before such date.