

STATE OF NEW YORK

7042

2021-2022 Regular Sessions

IN SENATE

May 25, 2021

Introduced by Sen. RYAN -- read twice and ordered printed, and when printed to be committed to the Committee on Transportation

AN ACT to amend 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. This act shall be known and may be cited as the "New York
2 land-home property act".

3 § 2. Section 2107 of the vehicle and traffic law is amended by adding
4 thirteen new subdivisions (d), (e), (f), (g), (h), (i), (j), (k), (l),
5 (m), (n), (o) and (p) to read as follows:

6 (d) Except as provided in section twenty-one hundred seventeen-d of
7 this article, the commissioner shall not issue a certificate of title to
8 a manufactured home with respect to which there has been filed an affi-
9 davit of affixation pursuant to paragraph five of subdivision (a) of
10 section twenty-one hundred seventeen-a of this article, paragraph five
11 of subdivision (a) of section twenty-one hundred seventeen-b of this
12 article, and paragraph five of subdivision (a) of section twenty-one
13 hundred seventeen-c of this article.

14 (e) The commissioner shall file, upon receipt, each affidavit of affi-
15 xation that is delivered in accordance with subdivision (b) of section
16 three hundred thirty-nine-nn of the real property law, each declaration
17 that is delivered pursuant to paragraph six of subdivision (a) of
18 section twenty-one hundred seventeen-c of this article and each affida-
19 vit of severance that is delivered in accordance with subdivision (e) of
20 section three hundred thirty-nine-uu of the real property law, when
21 satisfied as to its genuineness and regularity.

22 (f) The commissioner shall maintain a record of each affidavit of
23 affixation he or she files in accordance with subdivision (e) of this
24 section. The record shall state the name of the owner of the manufac-

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

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1 tured home, the county of recordation, the date of recordation, the book
2 and page number of each book of deeds where there has been recorded an
3 affidavit of affixation pursuant to paragraph (iii) of subdivision (a)
4 of section three hundred thirty-nine-nn of the real property law and
5 this article, and if applicable, a statement that filed with the affida-
6 vit of affixation is a declaration pursuant to paragraph six of subdivi-
7 sion (a) of section twenty-one hundred seventeen-c of this article, and
8 any other data the commissioner prescribes.

9 (g) The commissioner shall file, upon receipt, each application for
10 surrender of the manufacturer's certificate of origin relating to a
11 manufactured home that is delivered in accordance with section twenty-
12 one hundred seventeen-a of this article, when satisfied as to its
13 genuineness and regularity.

14 (h) The commissioner shall maintain a record of each manufactured home
15 manufacturer's certificate of origin that he or she accepts for surren-
16 der as provided in section twenty-one hundred seventeen-a of this arti-
17 cle. The record shall state the name of the owner of the manufactured
18 home, the date the manufacturer's certificate of origin was delivered
19 for surrender, the county of recordation, the date of recordation, and
20 the book and page number of each book of deeds where there has been
21 recorded an affidavit of affixation pursuant to paragraph (iii) of
22 subdivision (a) of section three hundred thirty-nine-nn of the real
23 property law and this article, and any other data the commissioner
24 prescribes.

25 (i) The commissioner shall file, upon receipt, each application for
26 surrender of the certificate of title relating to a manufactured home
27 that is delivered in accordance with section twenty-one hundred seven-
28 teen-b of this article, when satisfied as to its genuineness and regu-
29 larity.

30 (j) The commissioner shall maintain a record of each manufactured home
31 certificate of title that he or she accepts for surrender as provided in
32 section twenty-one hundred seventeen-b of this article. The record shall
33 state the name of the owner of the manufactured home, the date the
34 certificate of title was delivered for surrender, the county of recorda-
35 tion, the date of recordation, the book and page number of each book of
36 deeds where there has been recorded an affidavit of affixation pursu-
37 ant to paragraph (iii) of subdivision (a) of section three hundred thirty-
38 nine-nn of the real property law and this article, and any other data
39 the commissioner prescribes.

40 (k) The commissioner shall file, upon receipt, each application for
41 confirmation of conversion relating to a manufactured home that is
42 delivered in accordance with section twenty-one hundred seventeen-c of
43 this article, when satisfied as to its genuineness and regularity.

44 (l) The commissioner shall maintain a record of each application for
45 confirmation of conversion accepted as provided in section twenty-one
46 hundred seventeen-c of this article. The record shall state the name of
47 the owner of the manufactured home, the county of recordation, the date
48 of recordation, the book and page number of each book of deeds where
49 there has been recorded an affidavit of affixation pursuant to paragraph
50 (iii) of subdivision (a) of section three hundred thirty-nine-nn of the
51 real property law and this article, and any other data the commissioner
52 prescribes.

53 (m) The commissioner shall file, upon receipt, each application for a
54 new certificate of title relating to a manufactured home that is deliv-
55 ered in accordance with section twenty-one hundred seventeen-d of this
56 article, when satisfied as to its genuineness and regularity.

1 (n) The commissioner shall maintain a record of each affidavit of
2 severance he or she files in accordance with subdivision (m) of this
3 section and section twenty-one hundred seventeen-d of this article. The
4 record shall state the name of the owner of the manufactured home, the
5 county of recordation, the date of recordation, the book and page number
6 of each book of deeds where there has been recorded an affidavit of
7 severance pursuant to section three hundred thirty-nine-uu of the real
8 property law, and any other data the commissioner prescribes.

9 (o) Notwithstanding the provisions of any other law, the commissioner
10 shall maintain the records required by this section indefinitely.

11 (p) The commissioner shall establish electronic public access to the
12 records maintained in accordance with subdivisions (f), (h), (j), (l)
13 and (n) of this section.

14 § 3. Subdivision (e) of section 2108 of the vehicle and traffic law,
15 as added by chapter 322 of the laws of 1993, is amended to read as
16 follows:

17 (e) Notwithstanding any other provision of law, a certificate of title
18 to a vehicle which is a [~~mobile home or a~~] manufactured home issued by
19 the commissioner is prima facie evidence of the facts appearing on it,
20 notwithstanding the fact that such vehicle, at any time, in any manner,
21 shall have become [~~attached to realty~~] affixed in any manner to real
22 property.

23 § 4. The vehicle and traffic law is amended by adding four new
24 sections 2117-a, 2117-b, 2117-c and 2117-d to read as follows:

25 § 2117-a. Surrender of manufacturer's certificate of origin to a manu-
26 factured home. (a) The owner or owners of a manufactured home who
27 possess the manufacturer's certificate of origin to the manufactured
28 home that is affixed to a permanent foundation as provided in subdivi-
29 sion (a) of section three hundred thirty-nine-nn of the real property
30 law, or which the owner or owners intend to affix to a permanent founda-
31 tion, may surrender the manufacturer's certificate of origin to the
32 manufactured home to the commissioner by filing with the commissioner an
33 application for surrender of the manufacturer's certificate of origin
34 containing or accompanied by:

35 (1) the name, residence and mailing address of the owner;

36 (2) a description of the manufactured home including, so far as the
37 following data exists: the name of the manufacturer, the make, the model
38 name, the model year, the dimensions, and the vehicle identification
39 number or numbers of the manufactured home and whether it is new or
40 used, and any other information the commissioner requires;

41 (3) the date of purchase by the owner of the manufactured home, the
42 name and address of the person from whom the home was acquired and the
43 names and addresses of any lienholders in the order of apparent priori-
44 ty;

45 (4) a statement signed by the owner, stating either, (i) any facts or
46 information known to the owner that could reasonably affect the validity
47 of the title of the manufactured home or the existence or non-existence
48 of security interests in or lien on it; or (ii) that no such facts or
49 information are known to the owner;

50 (5) the recorded original affidavit of affixation as provided by para-
51 graph (iii) of subdivision (a) of section three hundred thirty-nine-nn
52 of the real property law;

53 (6) the original manufacturer's certificate of origin;

54 (7) the name and mailing address of each person wishing written
55 acknowledgment of surrender from the commissioner; and

1 (8) any other information and documents the commissioner reasonably
2 requires to identify the owner of the manufactured home and to enable
3 him or her to determine whether the owner satisfied the requirements of
4 subdivision (a) of section three hundred thirty-nine-nn of the real
5 property law and the owner is entitled to surrender the manufacturer's
6 certificate of origin and the existence or non-existence of security
7 interests in the manufactured home.

8 (b) When satisfied as to its genuineness and regularity of the surren-
9 der of the manufacturer's certificate of origin to a manufactured home
10 and upon satisfaction of the requirements of subdivision (a) of this
11 section, the commissioner shall cancel the manufacturer's certificate of
12 origin and update his or her records in accordance with the provisions
13 of subdivisions (g) and (h) of section twenty-one hundred seven of this
14 article and provide written acknowledgment of compliance with the
15 provisions of this section to each person identified in paragraph seven
16 of subdivision (a) of this section.

17 (c) Upon satisfaction of the requirements of this section a manufac-
18 tured home shall be conveyed and encumbered as provided in section three
19 hundred thirty-nine-ss of the real property law.

20 (d) Upon written request, the commissioner shall provide written
21 acknowledgment of compliance with the provisions of this section.

22 § 2117-b. Surrender of title to a manufactured home. (a) The owner or
23 owners of a manufactured home that is covered by a certificate of title
24 and that is affixed to a permanent foundation as provided in section
25 three hundred thirty-nine-mm of the real property law, or which the
26 owner or owners intend to affix to a permanent foundation, may surrender
27 the certificate of title to the manufactured home to the commissioner by
28 filing with the commissioner an application for surrender of title
29 containing or accompanied by:

30 (1) the name, residence and mailing address of the owner;

31 (2) a description of the manufactured home including, so far as the
32 following data exists: the name of the manufacturer, the make, the model
33 name, the model year, the dimensions, and the vehicle identification
34 number or numbers of the manufactured home and whether it is new or used
35 and any other information the commissioner requires;

36 (3) the date of purchase by the owner of the manufactured home, the
37 name and address of the person from whom the home was acquired and the
38 names and addresses of any security interest holders and lienholders in
39 the order of apparent priority;

40 (4) a statement signed by the owner, stating either: (i) any facts or
41 information known to the owner that could reasonably affect the validity
42 of the title of the manufactured home or the existence or non-existence
43 of security interests in or liens on it; or (ii) that no such facts or
44 information are known to the owner;

45 (5) the recorded original affidavit of affixation as provided by para-
46 graph (iii) of subdivision (a) of section three hundred thirty-nine-nn
47 of the real property law;

48 (6) the name and mailing address of each person wishing written
49 acknowledgment of surrender from the commissioner;

50 (7) the original certificate of title, which, upon concurrent transfer
51 of title to the manufactured home, may be endorsed by the current owner
52 of record to his or her purchaser;

53 (8) any release of lien required by subdivision (b) of this section;
54 and

55 (9) any other information and documents the commissioner reasonably
56 requires to identify the owner of the manufactured home, to determine

1 whether the owner satisfied the applicable requirements of section three
2 hundred thirty-nine-rr of the real property law, and to enable him or
3 her to determine whether the owner is entitled to surrender the certif-
4 icate of title and the existence or non-existence of security interests
5 in or liens on the manufactured home.

6 (b) The commissioner shall not accept for surrender a certificate of
7 title to a manufactured home unless and until any liens pursuant to
8 section twenty-one hundred five-a and any security interests pursuant to
9 sections twenty-one hundred seven and twenty-one hundred eighteen of
10 this article have been released.

11 (c) When satisfied as to its genuineness and regularity of the surren-
12 der of a certificate of title to a manufactured home and upon satisfac-
13 tion of the requirements of subdivisions (a) and (b) of this section,
14 the commissioner shall cancel the certificate of title and update his or
15 her records in accordance with the provisions of subdivisions (i) and
16 (j) of section twenty-one hundred seven of this article. The commis-
17 sioner shall also provide written acknowledgment of compliance with the
18 provisions of this section to each person identified on the application
19 for surrender of a certificate of title under paragraph six of subdivi-
20 sion (a) of this section.

21 (d) Upon satisfaction of the requirements of this section a manufac-
22 tured home shall be conveyed and encumbered as provided in section three
23 hundred thirty-nine-ss of the real property law.

24 (e) Upon written request, the commissioner shall provide written
25 acknowledgment of compliance with the provisions of this section.

26 § 2117-c. Confirmation of conversion of a manufactured home. (a) The
27 owner or owners of a manufactured home that is not covered by a certif-
28 icate of title or a manufacturer's certificate of origin, or of a manu-
29 factured home that is covered by a manufacturer's certificate of origin
30 or certificate of title but which the owner or owners, after diligent
31 search and inquiry, are unable to produce, and that is affixed to a
32 permanent foundation, or which the owner intends to affix to a permanent
33 foundation, may satisfy the requirements of subdivision (b) of section
34 three hundred thirty-nine-nn of the real property law by filing with the
35 commissioner an application for confirmation of conversion containing or
36 accompanied by:

37 (1) the name, residence and mailing address of the owner;

38 (2) a description of the manufactured home including, so far as the
39 following data exists: the name of the manufacturer, the make, the model
40 name, the model year, the dimensions, and the vehicle identification
41 number or numbers of the manufactured home and whether it is new or used
42 and any other information the commissioner requires;

43 (3) the date of purchase by the owner of the manufactured home, the
44 name and address of the person from whom the home was acquired and the
45 names and addresses of any security interest holders and lienholders in
46 the order of apparent priority;

47 (4) a statement signed by the owner, stating either: (i) any facts or
48 information known to the owner that could reasonably affect the validity
49 of the title of the manufactured home or the existence or non-existence
50 of security interests in or liens on it; or (ii) that no such facts or
51 information are known to the owner;

52 (5) the recorded original of the affidavit of affixation as provided
53 by paragraph (iii) of subdivision (a) of section three hundred thirty-
54 nine-nn of the real property law;

55 (6) a sworn declaration by an attorney at law, duly admitted to prac-
56 tice in the courts of the state of New York, or an agent of a title

1 insurance company duly licensed to issue policies of title insurance in
2 the state of New York, that the manufactured home is free and clear of
3 or has been released or will be released from all record security inter-
4 ests, liens and encumbrances; and: (i) any facts or information known to
5 him or her that could reasonably affect the validity of the title of the
6 manufactured home or the existence or non-existence of security inter-
7 ests in it; or (ii) that no such facts or information are known to him
8 or her; and

9 (7) the name and mailing address of each person wishing written
10 acknowledgment of confirmation of conversion from the commissioner; and

11 (8) any other information and documents the commissioner reasonably
12 requires to identify the owner of the manufactured home and to determine
13 the owner satisfied the applicable requirements of section three hundred
14 thirty-nine-nn of the real property law, and the existence or non-exis-
15 tence of security interests in or liens on the manufactured home.

16 (b) When satisfied as to its genuineness and regularity of the confir-
17 mation of conversion of a manufactured home and upon satisfaction of the
18 requirements of subdivision (a) of this section, the commissioner shall
19 update his or her records in accordance with the provisions of subdivi-
20 sions (f), (k) and (l) of section twenty-one hundred seven of this arti-
21 cle. The commissioner shall also provide written acknowledgment of
22 compliance with the provisions of this section to each person identified
23 on the application for confirmation of conversion under paragraph seven
24 of subdivision (a) of this section.

25 (c) Upon satisfaction of the requirements of this section a manufac-
26 tured home shall be conveyed and encumbered as provided in section three
27 hundred thirty-nine-ss of the real property law.

28 (d) Upon written request, the commissioner shall provide written
29 acknowledgment of compliance with the provisions of this section.

30 § 2117-d. Application to reinstate certificate of title to a manufac-
31 tured home. (a) Notwithstanding any other provision of law, where a
32 manufactured home has been affixed to a permanent foundation, as
33 provided in section three hundred thirty-nine-mmm of the real property
34 law, and an affidavit of affixation pursuant to paragraph (iii) of
35 subdivision (a) of section three hundred thirty-nine-nn of the real
36 property law has been recorded in the real property records in the coun-
37 ty in which the manufactured home is located, and where the manufactured
38 home subsequently is detached or severed from the real property, the
39 owner or owners may apply for a new certificate of title by filing with
40 the commissioner an application to issue a new certificate of title to a
41 manufactured home containing or accompanied by:

42 (1) the name, residence and mailing address of the owner;

43 (2) a description of the manufactured home including, so far as the
44 following data exists: the name of the manufacturer, the make, the model
45 name, the model year, the dimensions, and the vehicle identification
46 number or numbers of the manufactured home and whether it is new or
47 used, and any other information the commissioner requires;

48 (3) a statement signed by the applicant, stating either: (i) any facts
49 or information known to the applicant that could reasonably affect the
50 validity of the title of the manufactured home or the existence or non-
51 existence of security interests in or liens on it; or (ii) that no such
52 facts or information are known to the applicant;

53 (4) the recorded original of the affidavit of severance as provided by
54 section three hundred thirty-nine-uu of the real property law;

55 (5) a sworn declaration by an attorney at law, duly admitted to prac-
56 tice in the courts of the state of New York, or an agent of a title

1 insurance company duly licensed to issue policies of title insurance in
2 the state of New York, that the manufactured home is free and clear of
3 all security interests, liens and encumbrances or that all security
4 interests, liens and encumbrances will be released, and: (i) any facts
5 or information known to him or her that could reasonably affect the
6 validity of the title of the manufactured home or the existence or non-
7 existence of any security interests in or lien on it; or (ii) that no
8 such facts or information are known to him or her; and

9 (6) any other information and documents the commissioner reasonably
10 requires to identify the manufactured home and to enable him or her to
11 determine whether the owner is entitled to a certificate of title and
12 the existence or non-existence of security interests in or liens on the
13 manufactured home.

14 (b) When satisfied as to its genuineness and regularity of the appli-
15 cation for a certificate of title to a manufactured home and upon satis-
16 faction of the requirements of subdivision (a) of this section, the
17 commissioner shall issue a new certificate of title and update his or
18 her records in accordance with the provisions of section twenty-one
19 hundred seven of this article.

20 (c) Immediately upon satisfaction of the requirements of this section
21 and thereafter, a manufactured home shall be conveyed and encumbered as
22 personal property as provided in this chapter.

23 § 5. Subdivisions (d) and (e) of section 2118 of the vehicle and traf-
24 fic law, subdivision (d) as added by chapter 322 of the laws of 1993 and
25 subdivision (e) as amended by chapter 84 of the laws of 2001, are
26 amended to read as follows:

27 (d) A security interest noted on a certificate of title to a vehicle
28 which is a [~~mobile home or a~~] manufactured home shall have priority over
29 [~~any other~~] all subsequent liens or security interests except for those
30 set forth in subdivision (c) of section [~~two thousand one~~] twenty-one
31 hundred three of this article.

32 (e) [~~After~~] Except as otherwise provided in sections twenty-one
33 hundred seventeen-b and twenty-one hundred twenty-three of this article,
34 and article nine-C of the real property law, after a certificate of
35 title has been issued [~~in this state~~] for a [~~vehicle which is a mobile~~
36 ~~home or a~~] manufactured home, and as long as the [~~vehicle which is a~~
37 ~~mobile home or a~~] manufactured home is subject to any security interest
38 perfected pursuant to this section, the commissioner shall not file an
39 affidavit of affixation, nor revoke the certificate of title, nor issue
40 a certificate of title under subdivision (a) of section twenty-one
41 hundred seven of this article, and, in any event, the validity and
42 priority of any security interest perfected pursuant to this section
43 shall continue, notwithstanding the provision of any other law[~~, includ-~~
44 ~~ing but not limited to section 9-303 and section 9-313 of the uniform~~
45 ~~commercial code~~].

46 § 6. Section 2123 of the vehicle and traffic law, as amended by chap-
47 ter 322 of the laws of 1993, is amended to read as follows:

48 § 2123. Exclusiveness of procedure. The method provided in this arti-
49 cle of perfecting and giving notice of security interests subject to
50 this article is exclusive. Security interests subject to this article
51 are hereby exempted from the provisions of law which otherwise relate to
52 the perfection of security interests, [~~including but not limited to~~
53 ~~section 9-313 of the uniform commercial code~~] provided, however, that
54 with respect to a manufactured home that is or will be affixed to a
55 permanent foundation, upon recordation of an affidavit of affixation
56 pursuant to paragraph (iii) of subdivision (a) of section three hundred

thirty-nine-~~nn~~ of the real property law and satisfaction of the requirements of section twenty-one hundred seventeen-a, twenty-one hundred seventeen-b or twenty-one hundred seventeen-C of this article, any perfection or termination of a security interest with respect to such manufactured home shall conform to the requirements of article nine-c of the real property law.

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

(2) [~~Notwithstanding any other provision of law~~] Except as provided in section twenty-one hundred seventeen-b and subdivision (e) of section twenty-one hundred eighteen of this article, the commissioner shall not suspend or revoke a certificate of title to a [~~vehicle which is a mobile home or~~] manufactured home by reason of the fact that, at any time, in any manner, it shall have become attached to [~~realty~~] real property.

§ 8. The real property law is amended by adding a new article 9-C to read as follows:

ARTICLE 9-C

CONVEYANCE AND ENCUMBRANCE OF MANUFACTURED HOMES AS REAL PROPERTY

Section 339-mm. Manufactured home; affixed to a permanent foundation.

339-~~nn~~. Conversion procedure.

339-~~oo~~. Affidavit of affixation.

339-~~pp~~. Disposition of liens.

339-~~qq~~. Notice to commissioner of motor vehicles.

339-~~rr~~. Time of conversion.

339-~~ss~~. Conveyance and encumbrance as a real property.

339-~~tt~~. Manufactured homes that remain personal property.

339-~~uu~~. Affidavit of severance.

339-~~vv~~. Documents in trust.

339-~~ww~~. Home warranty.

339-~~xx~~. Impairment of rights.

§ 339-mm. Manufactured home; affixed to a permanent foundation. For purposes of this article, the term "manufactured home" means a "manufactured home" as defined in paragraph fifty-three of subsection (a) of section 9-102 of the uniform commercial code. For purposes of this section, article forty-six of the vehicle and traffic law, and the uniform commercial code, a manufactured home is "affixed to a permanent foundation" if it is anchored to real property by attachment to a permanent foundation, and connected to a residential utility, such as water, gas, electricity, sewer or septic service.

§ 339-~~nn~~. Conversion procedure. (a) A manufactured home shall be deemed to be real property and shall be governed by the laws applicable thereto when the following conditions are satisfied:

(i) The manufactured home shall be affixed to a permanent foundation;

(ii) The ownership interests in the manufactured home and the real property to which the manufactured home is or shall be affixed shall be identical, provided, however, that the owner of the manufactured home, if not the owner of the real property, is in possession of the real property under the terms of a lease in recordable form, and the owner has the written consent of the lessor of the real property; and

(iii) Each person having an ownership interest in such home shall execute and record with the recording officer of the county or counties in which the real property is located an affidavit of affixation as provided in section three hundred thirty-nine-oo of this article, and satisfy the other applicable requirements of this article.

1 (b) Upon receipt of the recorded original affidavit of affixation
2 pursuant to section three hundred thirty-nine-gg of this article, any
3 person designated therein for filing with the commissioner of motor
4 vehicles shall file the recorded original affidavit of affixation with
5 the commissioner. (i) In the case where the home is covered by a
6 manufacturer's certificate of origin, the recorded original affidavit of
7 affixation and the original manufacturer's certificate of title shall be
8 filed with the commissioner pursuant to section twenty-one hundred
9 seventeen-a of the vehicle and traffic law. (ii) In the case the home is
10 covered by a certificate of title, the recorded original affidavit of
11 affixation and the original certificate of title shall be filed with the
12 commissioner in accordance with section twenty-one hundred seventeen-b
13 of the vehicle and traffic law. (iii) In the case the home is not
14 covered by a manufacturer's certificate of origin or a certificate of
15 title, or where a manufactured home that is covered by a manufacturer's
16 certificate of origin or certificate of title but which the owner or
17 owners, after diligent search and inquiry, are unable to produce, the
18 recorded original affidavit of affixation shall be filed with the
19 commissioner in accordance with section twenty-one hundred seventeen-c
20 of the vehicle and traffic law.

21 § 339-oo. Affidavit of affixation. (a) To convey or voluntarily encum-
22 ber a manufactured home, an affidavit of affixation shall contain or be
23 accompanied by:

24 (i) so far as the data exists, the name of the manufacturer, the make,
25 the model name, the model year, the dimensions, and the vehicle iden-
26 tification number or numbers of the manufactured home, and whether it is
27 new or used;

28 (ii)(A) a statement that the party executing the affidavit is the
29 owner of the real property described therein or, (B) if not the owner of
30 the real property, (1) a statement that the party executing the affida-
31 vit is in possession of the real property pursuant to the terms of a
32 lease in recordable form, and (2) the consent of the lessor of the real
33 property shall be endorsed upon or attached to the affidavit and be
34 acknowledged or proved in the manner as to entitle a conveyance to be
35 recorded;

36 (iii) the street address and the legal description of the real proper-
37 ty upon which the manufactured home is or will be affixed to a permanent
38 foundation;

39 (iv) as applicable, (A) if the manufactured home is not covered by a
40 certificate of title, a statement by the owner or owners to that effect
41 a statement that, the owner of the manufactured home shall surrender the
42 original manufacturer's certificate of origin to the commissioner of
43 motor vehicles;

44 (B) if the manufactured home is covered by a certificate of title, a
45 statement by the owner of the manufactured home that the manufactured
46 home is covered by a certificate of title, and that the owner or owners
47 of the manufactured home shall surrender the original certificate of
48 title to the commissioner of motor vehicles;

49 (C) if the manufactured home is covered by neither a manufacturer's
50 certificate of origin nor a certificate of title, a statement by the
51 owner of the manufactured home to that effect;

52 (v) a statement that the manufactured home is or shall be affixed to a
53 permanent foundation to the real property;

54 (vi) the name and address of the person designated for filing the
55 recorded original affidavit of affixation with the commissioner of motor
56 vehicles, to whom the recording officer shall return the affidavit of

1 affixation after it has been duly recorded in the real property records,
2 as provided in this section.

3 (b) The affidavit of affixation shall be in the form set forth in
4 subdivision (c) of this section, duly acknowledged or proved in like
5 manner as to entitle a conveyance to be recorded and when so acknowl-
6 edged or proved, upon payment of the lawful fees therefor, the recording
7 officer shall immediately cause the affidavit of affixation and any
8 attachments thereto, to be duly recorded and indexed in the record of
9 deeds.

10 (c) An affidavit of affixation shall be in substantially the form set
11 forth below:

12 _____, 20

13 Date

14 _____

15 Place of Recording

16 Record & Return by Mail Pickup to:

17 _____

18 Name

19 _____

20 Address 1

21 _____

22 Address 2

23 MANUFACTURED HOME AFFIDAVIT OF AFFIXATION

24 Homeowner, being duly sworn, on his or her oath, states as follows:

25 1. Homeowner owns the manufactured home ("Home") described as follows:

26 _____
27 New/Used Year Manufacturer's Name Model Name or Model No.
28 _____
29 Manufacturer's Serial No. Length / Width

30 2. The Home is or will be located at the following "Property Address":

31 _____
32 Street or Route City County State Zip Code

33 3. The legal description of the Property Address ("Land") is:

34 _____
35 _____
36 _____

37 4. The Homeowner is the owner of the Land or, if not the owner of the
38 Land, is in possession of the real property pursuant to a lease in
39 recordable form, and the consent of the lessor is attached to this
40 Affidavit.

41 5. The Home is, or shall be promptly upon delivery, anchored to the Land
42 by attachment to a permanent foundation and connected to appropriate
43 residential utilities (e.g., water, gas, electricity, sewer).

1 6. Homeowner intends that the Home be an immovable fixture and a
2 permanent improvement to the Land.

3 7. The Home shall be assessed and taxed as an improvement to the Land.

4 8. Homeowner shall initial only one of the following, as it applies to
5 title to the Home.

6 The Home is not covered by a certificate of title. A copy of the
7 manufacturer's certificate of origin, duly endorsed to the Homeowner,
8 is attached to this Affidavit. The Homeowner shall surrender the
9 original manufacturer's certificate of origin.

10 The Home is not covered by a certificate of title. After dili-
11 gent search and inquiry, the Homeowner is unable to produce the
12 original manufacturer's certificate of origin.

13 The Home is covered by a certificate of title. A copy of the
14 certificate of title is attached to this Affidavit. The Homeowner
15 shall surrender the original certificate of title.

16 IN WITNESS WHEREOF, Homeowner(s) has executed this Affidavit in my
17 presence and in the presence of the undersigned witnesses on this
18 _____ day of _____, _____.

19 _____ (Seal) _____ (Seal)
20 Homeowner #1 Witness

21 _____
22 Printed Name Printed Name

23 _____ (Seal) _____ (Seal)
24 Homeowner #2 Witness

25 _____
26 Printed Name Printed Name

27 STATE OF _____)
28 _____) ss.:
29 COUNTY OF _____)

30 On the _____ day of _____ in the year _____
31 before me, the undersigned, a Notary Public in and for said State,
32 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 the
36 within instrument and acknowledged to me that he/she/they executed the
37 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 _____
41 Notary Signature

1 _____
2 Notary Printed Name

3 Notary Public; State of
4 Qualified in the County of
5 My commission expires:

6 Official Seal:

7 Lender's Statement of Intent:

8 The undersigned ("Lender") intends that the Home be an immovable fixture
9 and a permanent improvement to the Land.

10 _____
11 Lender
12 By:
13 Authorized Signature

14 STATE OF _____)
15 _____) ss.:
16 COUNTY OF _____)

17 On the _____ day of _____ in the year _____ before me, the
18 undersigned, a Notary Public in and for said State, personally appeared
19 _____,
20 personally known to me or proved to me on the basis of satisfactory
21 evidence to be the individual(s) whose name(s) is(are) subscribed to the
22 within instrument and acknowledged to me that he/she/they executed the
23 same in his/her/their capacity(ies), and that by his/her/their
24 signature(s) on the instrument, the individual(s), or the person on
25 behalf of which the individual(s) acted, executed the instrument.

26 _____
27 Notary Signature

28 _____
29 Notary Printed Name

30 Notary Public; State of
31 Qualified in the County of
32 My commission expires:

33 Official Seal:

34 (d) The fee for recording an affidavit of affixation shall be two
35 hundred dollars.

36 (e) No transfer tax shall be due upon the filing of an affidavit of
37 affixation.

38 § 339-pp. Disposition of liens. Neither the act of affixing a manu-
39 factured home to real property, nor the recording of the affidavit of
40 affixation shall impair the rights of any holder of a security interest

1 in a manufactured home perfected as provided in section twenty-one
2 hundred eighteen of the vehicle and traffic law, unless and until the
3 due filing with and acceptance by the commissioner of motor vehicles of
4 an application to surrender the title and a release of any lien as
5 provided in section twenty-one hundred twenty-one of the vehicle and
6 traffic law. Upon the filing of such a release, the security interest
7 created under the vehicle and traffic law terminates. The recording of
8 an affidavit of affixation does not change the character of the lien
9 noted on a certificate of title, and no mortgage recording tax shall be
10 imposed at the time an affidavit of affixation is recorded or upon any
11 lien upon a manufactured home created under the vehicle and traffic law.

12 § 339-qq. Notice to commissioner of motor vehicles. Upon payment of
13 the fees provided by law and recordation of the affidavit of affixation
14 or affidavit of severance, the recording officer shall endorse the affi-
15 davit as "recorded in land records", setting forth thereon the indexing
16 information for the affidavit of affixation or the affidavit of sever-
17 ance and the recording officer shall forthwith forward the recorded
18 original affidavit of affixation or the affidavit of severance to the
19 person designated therein for filing with the commissioner of motor
20 vehicles.

21 § 339-rr. Time of conversion. (a) A manufactured home shall be
22 considered real property as provided in section three hundred thirty-
23 nine-ss of this article when an application to surrender a manufactur-
24 er's certificate of origin pursuant to section twenty-one hundred seven-
25 teen-a of the vehicle and traffic law, an application to surrender a
26 certificate of title pursuant to section twenty-one hundred seventeen-b
27 of the vehicle and traffic law, or an application for confirmation of
28 conversion pursuant to section twenty-one hundred seventeen-c of the
29 vehicle and traffic law is delivered to and accepted by the commissioner
30 of motor vehicles.

31 (b) Notwithstanding subdivision (a) of this section, a manufactured
32 home shall be considered real property as provided in section three
33 hundred thirty-nine-ss of this article if an application to surrender a
34 manufacturer's certificate of origin pursuant to section twenty-one
35 hundred seventeen-a of the vehicle and traffic law, an application to
36 surrender a certificate of title pursuant to section twenty-one hundred
37 seventeen-b of the vehicle and traffic law, or an application for
38 confirmation of conversion pursuant to section twenty-one hundred seven-
39 teen-c of the vehicle and traffic law is delivered to the commissioner
40 of motor vehicles within thirty days of recording the related affidavit
41 of affixation with the recording officer in the county in which the real
42 property to which the manufactured home is or shall be affixed and the
43 application is thereafter accepted by the commissioner, the requirements
44 of this section shall be deemed satisfied as of the date the affidavit
45 of affixation is recorded.

46 § 339-ss. Conveyance and encumbrance as real property. Upon satisfac-
47 tion of the conditions provided in section three hundred thirty-nine-nn
48 of this article, any mortgage, lien or security interest which can
49 attach to land, buildings erected thereon or fixtures affixed thereto,
50 shall attach, as of the date of recording in the same manner as real
51 property. Title to such manufactured home shall be transferred by deed
52 or other form of conveyance that is effective to transfer an interest in
53 real property, together with the land to which such structure is
54 affixed. The manufactured home shall be deemed to be real property and
55 shall be governed by the laws of this state applicable to real property.

1 § 339-tt. Manufactured homes that remain personal property. Except as
2 provided in section three hundred thirty-nine-nn, section three hundred
3 thirty-nine-oo, and section three hundred thirty-nine-qq, of this arti-
4 cle, an affidavit of affixation is not necessary or effective to convey
5 or encumber a manufactured home or to change the character of the manu-
6 factured home to real property.

7 § 339-uu. Affidavit of severance. (a) If and when a manufactured home
8 for which an affidavit of affixation has been recorded, is detached or
9 severed from the real property where it is affixed, any person having an
10 interest in the real property may record an affidavit of severance in
11 the land records of the county where the affidavit of affixation with
12 respect to the home is recorded. The affidavit of severance shall
13 contain or be accompanied by:

14 (i) the name, residence and mailing address of the owner of the manu-
15 factured home;

16 (ii) a description of the manufactured home including, so far as the
17 following data exists: the name of the manufacturer, the make, the model
18 name, the model year, the dimensions, and the vehicle identification
19 number or numbers of the manufactured home and whether it is new or
20 used;

21 (iii) a statement of book number, page number and date of recordation
22 of the affidavit of affixation;

23 (iv) a statement of either, (A) any facts or information known to the
24 affiant that could reasonably affect the validity of the title of the
25 manufactured home or the existence or non-existence of security inter-
26 ests in it or liens on it, or (B) that no such facts or information are
27 known to the affiant;

28 (v) a sworn declaration by an attorney-at-law, duly admitted to prac-
29 tice in the courts of the state of New York, or an agent of the title
30 insurance company duly licensed to issue policies of title insurance in
31 the state of New York that the manufactured home is free and clear of
32 all security interests, liens and encumbrances, and (A) any facts or
33 information known to him or her that could reasonably affect the validi-
34 ty of the title of the manufactured home or the existence or non-exis-
35 tence of security interests in or liens on it; or (B) that no such facts
36 or information are known to him or her; and

37 (vi) the name and address of the person designated for recording the
38 affidavit of severance with the commissioner of motor vehicles, to whom
39 the recording officer shall deliver the affidavit of severance after it
40 has been duly recorded in the real property records, as provided in this
41 section.

42 (b) The affidavit of severance shall be in the form set forth in para-
43 graph (c) of this subdivision duly acknowledged or proved in like manner
44 as to entitle a conveyance to be recorded and when so acknowledged or
45 proved, upon payment of the lawful fees therefor, such recording officer
46 shall immediately cause the affidavit and any attachments thereto, to be
47 duly recorded and indexed in the record of deeds.

48 (c) The affidavit of severance shall conform to the requirements of
49 this section. An affidavit of severance shall be substantially in the
50 form set forth below:

51 _____, 20 _____ FILING INSTRUCTIONS: _____,

52 Date _____.

53 _____
54 Place of Recording

1 Prepared by: Record & Return by Mail Pickup
 2 to:
 3 _____
 4 Name Bar No. (if applicable) Name
 5 _____
 6 Address 1 Address 1
 7 _____
 8 Address 2 Address 2
 9 _____
 10 Telephone Number Telephone Number

MANUFACTURED HOME AFFIDAVIT OF SEVERANCE

12 STATE OF _____)
 13) ss.:
 14 COUNTY OF _____)

15 BEFORE ME, the undersigned notary public, on this day personally
 16 appeared Homeowner(s) known to me to be the person(s) whose name(s)
 17 is/are subscribed below (each a "Homeowner"), and who, being by me first
 18 duly sworn, did each on his or her oath state as follows:

19 1. The legal description of the real property from which the manufac-
 20 tured home ("Home"), described below, is or will be severed ("Land")
 21 is:

22 2. The Homeowner(s) reside at the following address:

23 _____
 24 Street or Route City County State Zip Code
 25 Mailing address, if different:

26 _____
 27 Street or Route City County State Zip Code

28 3. Homeowner owns the Home described as follows:

29 _____
 30 New/Used Manf. Model Name Manf. Length/Width
 31 Year Name/Make and Model No. Serial No.

32 4. The Home is or was located at the following "Property Address":

33 _____
 34 Street or Route City County State Zip Code

1 5. An Affidavit of Affixation was duly recorded in the land records of
 2 County on _____, with an
 3 instrument number of _____ and/or in the Deed Book in book
 4 number _____ at page number _____ . A copy of the
 5 recorded Affidavit of Affixation is attached to this Affidavit.

6 6. The Home is subject to the following security interest (each, a
 7 "Security interest"):

8 Name of Lienholder: _____ Name of Lienholder: _____

9 Address: _____ Address: _____

10 Original Principal _____ Original Principal _____

11 Amount Secured: _____ Amount Secured: _____

12 7. Other than those disclosed in this Affidavit, (i) the Homeowner is
 13 not aware of any facts or information known to him or her that could
 14 reasonably affect the validity of the title of the manufactured home
 15 or the existence or non-existence of security interests in or liens
 16 on it or (ii) that no such facts or information are known to the
 17 Homeowner.

18 8. The sworn statement of an attorney at law, duly admitted to practice
 19 in the courts of the state of New York, or an agent of a title insur-
 20 ance company duly licensed to issue policies of title insurance in
 21 the state of New York where the home is attached ("Severance Certif-
 22 ication"). The Severance Certification states that the manufactured
 23 home is free and clear of all security interests, liens and encum-
 24 brances or all security interests, liens and encumbrances will be
 25 released, and (A) any facts or information known to him or her that
 26 could reasonably affect the validity of the title of the manufactured
 27 home or the existence or non-existence of security interests in or
 28 liens on it; or (B) that no such facts or information are known to
 29 him or her.

30 9. The Homeowner designates the following person to file the recorded
 31 copy of this Manufactured Home Affidavit of Severance with the
 32 Department of Motor Vehicles. After recording of this Affidavit, the
 33 county clerk court shall return the recorded copy to this designated
 34 person:

35 Name: _____

36 Address: _____

37 10. This Affidavit is executed by Homeowner(s)
 38 pursuant to applicable
 39 state law.

40 IN WITNESS WHEREOF, Homeowner(s) has executed this Affidavit in my pres-
 41 ence on this _____ day of _____.

42 _____ (SEAL)

1 Homeowner #1

2 _____

3 Printed Name

4 _____ (SEAL)

5 Homeowner #2

6 _____

7 Printed Name

8 STATE OF _____)

9 _____) ss.:

10 COUNTY OF _____)

11 On the _____ day of _____ in the year _____ before
12 me, the undersigned, a Notary Public in and for said State, personally
13 appeared

14 _____
15 personally known to me or proved to me on the basis of satisfactory
16 evidence to be the individual(s) whose name(s) is(are) subscribed to the
17 within instrument and acknowledged to me that he/she/they executed the
18 same in his/her/their capacity(ies), and that by his/her/their
19 signature(s) on the instrument, the individual(s), or the person on
20 behalf of which the individual(s) acted, executed the instrument.

21 _____

22 Notary Signature

23 _____

24 Notary Printed Name

25 Notary Public; State of _____

26 Qualified in the County of _____

27 My commission expires: _____

28 Official Seal:

29 (d) The fee for recording an affidavit of severance shall be twenty-
30 five dollars.

31 (e) Upon receipt from the recording officer of the affidavit of sever-
32 ance by the person presenting the affidavit for recording, such person
33 shall forthwith deliver for filing to the commissioner of motor vehicles
34 the affidavit of severance and other documents provided in this subdivi-
35 sion.

36 § 339-vv. Documents in trust. (a) Manufacturer's certificate of
37 origin. The holder of a manufacturer's certificate of origin to a manu-
38 factured home may deliver it to any person to facilitate conveying or
39 encumbering the home. Any person receiving any such manufacturer's

1 certificate of origin so delivered holds it in trust for the person
2 delivering it.

3 (b) Certificate of title. The holder of a certificate of title to a
4 manufactured home may deliver it to any person to facilitate conveying
5 or encumbering the home. Any person receiving any such manufacturer's
6 certificate of origin so delivered holds it in trust for the person
7 delivering it.

8 (c) Lien release. The holder of a security interest in a manufactured
9 home may deliver lien release documents to any person to facilitate
10 conveying or encumbering the home. Any person receiving any such docu-
11 ments so delivered holds the documents in trust for the lienholder.

12 § 339-ww. Home warranty. A warranty that applies to a manufactured
13 home when it is sold and rights arising from a breach of the warranty
14 are not affected by a subsequent change in the home's classification as
15 real property pursuant to this article. No additional warranty applies
16 to a manufactured home solely because of a subsequent change in the
17 home's classification as real property.

18 § 339-xx. Impairment of rights. Nothing in this section shall impair
19 any rights existing under law prior to the effective date of this
20 section of anyone claiming an interest in a manufactured home.

21 § 9. Regulations. The commissioner of motor vehicles is hereby author-
22 ized and directed to promulgate rules and regulations necessary for the
23 implementation of this act.

24 § 10. This act shall take effect January 1, 2022. Effective immediate-
25 ly, the addition, amendment and/or repeal of any rule or regulation
26 necessary for the implementation of this act on its effective date are
27 authorized to be made and completed on or before such effective date.