Title and Registration Bureau

Instructions for Reversal of Declaration of Manufactured Home as an Improvement to Real Property

(Form MV73)

1003 Buckskin Drive, Deer Lodge, MT 59722-2375 ● Phone (406) 444-3661 Fax (406) 846-6039 ● mvdtitleinfo@mt.gov

General Information

A "manufactured home" means a residential dwelling built in a factory in accordance with the United States department of housing and urban development code and the federal Manufactured Home Construction and Safety Standards. A manufactured home does not include:

- any form of housing known as "trailers," "house-trailers" or "trailer coaches" exceeding 8 feet in width or 45 feet in length, designed to be moved from one place to another by an independent power connected to them, or any trailer, house-trailer, or trailer coach up to 8 feet in width or 45 feet in length used as a principal residence (MCA 15-1-101);
- a trailer or semi-trailer that is designed, constructed, and equipped as a dwelling place, living abode, or sleeping place (either permanently or temporarily) and is equipped for use as a conveyance on streets and highways or a trailer or semi-trailer whose chassis and exterior shell is designed and constructed for use as a house-trailer but that is used permanently or temporarily for the advertising, sales, display or promotion of merchandise or services or for any commercial purpose except the transportation of property for hire or the transportation of property for distribution by a private carrier (MCA 15-24-201); or
- a mobile home or house-trailer constructed before the federal Manufactured Home Construction and Safety Standards went into effect on June 15, 1976. A mobile home older than 1977 cannot be de-titled.

Reversal of Declaration of Manufactured Home as an Improvement to Real Property

Be sure that all taxes, interest and penalties on the manufactured home have been paid in full to the county treasurer; otherwise, a Reversal of Declaration cannot be processed.

Complete a Reversal of Declaration (Form MV73) in its entirety (both pages), including the signatures, where required, of all secured parties and the owner of the real property if another person.

Submit the Reversal of Declaration to the Clerk and Recorder's Office of the county in which the real property is located:

- recording fees will be due at that time;
- the Clerk and Recorder's Office will forward the recorded Declaration to the County Treasurer's Office;
- the County Treasurer's Office will collect the fee of $10, enter the record on the motor vehicle system, and forward the Declaration to the Motor Vehicle Division;
- the Motor Vehicle Division will restore the title or certificate of origin and return the Reversal of Declaration to the owner.

Upon receipt of the Reversal of Declaration from the Motor Vehicle Division:

- resubmit it to the Clerk and Recorder's Office.
- submit a certified copy of this statement to the County Appraisal/Assessment Office.
- the process will then be complete.

Montana county and state authorities reserve the right to reject any form that has been altered.
This form is available in alternate formats for people with disabilities.