



WHAT IS A MANUFACTURED HOME?

Under Missouri law (§700.010, RSMo), a manufactured home is a structure that meets the following criteria:

- Can be transported in one or more sections.
- Measures at least 8 feet wide or 40 feet long when in transit, or has 320 or more square feet when set up on site.
- Is built on a permanent chassis.
- Is designed to be used as a dwelling, with or without a permanent foundation, once connected to utilities.

It includes the home's built-in plumbing, heating, air conditioning, and electrical systems.

AFFIXATION VS. ORIGINAL TITLE

- **Original Title:** The home remains movable and not permanently attached to land.
- **Affixed Home:** The home is permanently installed on a foundation on real property. In this case, the Department of Revenue (DOR) issues an Affixation Certificate instead of a title.

You cannot get a duplicate title for an affixed home, but you can request a duplicate copy of the Affixation Certificate previously issued.

DO I NEED TO VISIT THE RECORDER OF DEEDS OFFICE?

Yes—only if you are:

- Applying for an Affixation Certificate.
- Severing or removing the home from its permanent foundation.

Present **Form 5312-5313** to your local Recorder of Deeds office to record the required information prior to submitting your documents to the Department of Revenue (DOR).

If you are affixing the home, you must submit your paperwork to DOR within 60 days after recording it.

WHAT IF MY MANUFACTURED HOME DOES NOT HAVE A SERIAL NUMBER?

You will need an inspection by the Missouri Public Service Commission (PSC) to determine if a serial number can be found. For inspection details, contact the PSC by calling 1-800-819-3180 or visit psc.mo.gov/ManufacturedHousing.

If no serial number is found:

Homes built before 1976:

- Complete **Form 5062**, fill out Section A, and have it notarized.
- Submit the completed form, the PSC inspection, and fees (\$7.50 for a new serial number + \$9.00 processing fee) to the DOR.

Homes built in 1976 or later:

You must also provide a court order authorizing the DOR to issue a new serial number.

DO I NEED TO PAY SALES TAX WHEN I TITLE OR AFFIX MY MANUFACTURED HOME?

New Homes (from a dealership):

- If sales tax was not collected by the Missouri dealership at the time of purchase, you will need to pay state and local sales tax on 60% of the purchase price.
- The local tax rate is based on the seller's address. If the home was purchased out of state, the tax rate will be based on the Missouri address where the home was delivered.
- To estimate the amount due, please visit the website listed on the front of this brochure.

Used Homes:

If sales tax has not already been paid to Missouri, tax will be due on 60% of the purchase price.

WHERE DO I SUBMIT MY APPLICATION?

All application documentation should be mailed to the Motor Vehicle Bureau Central Office, at the address below.

Missouri Department of Revenue
PO Box 100
Jefferson City, Mo 65105

Form 6300 (Revised 2-2026)

MANUFACTURED HOME

TITLING REQUIREMENTS



You can find more information regarding manufactured home titling and affixation information on our website at dor.mo.gov/motor-vehicle/manufactured-homes/ or by phone at (573) 526-5820

MISSOURI DEPARTMENT OF
REVENUE

REQUIRED DOCUMENTS AND FEES

	Title Only	Affixation (No MSO/ MCO or Title)	Affixation (With MSO/ MCO or Title)	Severance	Lien/ Abandoned Title	Repossession	New Serial Number Built Prior to 1976	New Serial Number Built in 1976 and After
Form 108-M Section A - All Application Types	✓	✓	✓	✓	✓	✓	✓	✓
Form 108-M Section B - Lien/Abandoned Title					✓			
Form 108-M Section C - No MSO/MCO or Title to Surrender		✓						
Form 108-M Section D - Repossession Title						✓		
Form 5312-5313 Section A and B - Affixation		✓	✓					
Form 5312-5313 Section A and C - Severance				✓				
MSO/MCO/Title or Bill of Sale if Non-titling State	✓		✓	✓	✓			
Lien Release/\$9 Processing Fee if Adding a Lien (If applicable)	✓	✓	✓	✓				
Copy of Notice of Lien or Original Title in Debtor's Name						✓		
Taxes (if applicable)	✓	✓	✓	✓				
Title Penalty (if applicable)	✓							
Title and Processing Fees	\$17.50	\$17.50	\$17.50	\$17.50	\$19.00	\$19.00	N/A	N/A
Notification Sent to Owner and Lienholders (Form 5328)					✓			
Proof of Notification Sent by Certified Mail (See Form 5328 for Requirements)					✓			
Signed Rental Agreement					✓			
Form 5062 Section A							✓	✓
Public Service Commission Inspection							✓	✓
Court Order								✓
New Serial Number Plate and Processing Fee							\$16.50	\$16.50