

Mobile Home Information

Mobile homes being set up in Lancaster County require a mobile home permit which will include the zoning information.

If you are placing your home on a site where your sewer system will be a septic tank, you must be sure your site is suitable for placement of a septic tank. If your home site previously had a septic tank, visit the Department of Health and Environmental Control (DHEC), and secure a verification form which certifies that your septic system is approved for the home you are going to place onsite. If you do not have a septic tank on site, the land must be tested to determine if it is suitable for a septic system. This is called a "perk" test.

DHEC will instruct you further as to the process of getting the land perked. Once you have secured the DHEC permit to construct a septic system, bring it to our office to secure a set up permit.

The set up permit is \$275.

Mobile homes moving into Lancaster County must have a permit from the previous county in order to obtain a permit to set up in Lancaster County. There is an age limitation on the mobile home you may relocate to Lancaster County 30 years is the limit on the age mobile home. The originating county will give you a moving permit. You must present this permit to our staff in order to secure a set up permit.

If you are moving a mobile home from your site to another site outside Lancaster County, you must visit our office to secure a moving permit. Before we can issue the moving permit, all outstanding taxes will have to be paid on the mobile home. Our office will provide you with the application and guide you through the process. You will need to visit with the completed form from the Assessor's office to get this form completed. You will be required to pay advance taxes to move this mobile home.

If you are demolishing a mobile home or removing it to an approved landfill, you must have a demolition permit from our office. To get this permit, if you are the legal owner, you must bring proof of ownership, such as a title. If you are acting as the legal owners agent, you must bring that proof of ownership plus a notarized authorization form found on our "forms" page available on our website. Additionally, you will be required to pay all outstanding taxes before the permit can be issued. Our office will provide you with a form and guide you through the process.

If you are buying or selling a mobile home and not relocating it but need to change the ownership for tax purposes, bring a copy of the title or the transfer receipt from the Department of Motor Vehicle (DHV) to our department and we will issue a change of ownership permit and new mobile home sticker. As before, all taxes must be paid before the change of ownership can be completed.