


**Return form to:**

**Name:** \_\_\_\_\_

**Address:** \_\_\_\_\_

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 <p><b>Montana Department of Justice</b>  <b>MVD</b>  <b>Motor Vehicle Division</b>  <i>Safety • Efficiency • Dependability</i>  <b>Title and Registration Bureau</b></p>	<p align="center"><b>Reversal of  Declaration of  Manufactured Home  as an Improvement  to Real Property</b></p>
<p align="center">1003 Buckskin Drive, Deer Lodge, MT 59722 • Phone (406) 846-6000, Fax (406) 846-6039 • <a href="mailto:mvdtitleinfo@mt.gov">mvdtitleinfo@mt.gov</a></p>	

\*\*\* All information must be printed or typed - see MV73A for instructions \*\*\*

**Manufactured Home Owner Name:** \_\_\_\_\_

**Manufactured Home Owner Mailing Address:** \_\_\_\_\_

**Real Property Assessor Code/GeoCode:** \_\_\_\_\_

**Real Property Owner Name:** \_\_\_\_\_

**Real Property/Manufactured Home Physical Address:** \_\_\_\_\_

**Legal Description of the Real Property to Which the Manufactured Home was Permanently Attached:** \_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

**Deed Reference:** \_\_\_\_\_

**Legal ownership of the real property to which the manufactured home was permanently attached:**

- Deed    Contract of Sale    Recorded    Unrecorded
- Owned or being purchased by me, the owner of the manufactured home -- OR --
- Owned by another person, whose signature following indicates his/her permission to remove my manufactured home from the property: \_\_\_\_\_

Signature of Real Property Owner - This is my Legal Signature Date

**Manufactured Home Description:**

Year	Make	Model	Size	Serial Number

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The manufactured home is subject to the security interests of the following lienholders (write "none" if none exists). The signature of each lienholder is required to restore the title/certificate of origin and reverse the declaration of the manufactured home as an improvement to real property.

Lienholder: \_\_\_\_\_

Authorized Signature: \_\_\_\_\_ Date: \_\_\_\_\_

Lienholder: \_\_\_\_\_

Authorized Signature: \_\_\_\_\_ Date: \_\_\_\_\_

**I certify under penalty of law (Section 45-7-203, MCA, Unsworn Falsification To Authorities) that:**

- the statements made on this form are true and correct to the best of my knowledge, information and belief; and
- I make this Statement declaring the above-referenced manufactured home no longer constitutes an improvement to real property according to Montana statutes.

\_\_\_\_\_  
Printed Name of Manufactured Home Owner/Purchaser

\_\_\_\_\_  
Signature of Manufactured Home Owner/Purchaser - This is my Legal Signature Date

**Notary:** State of \_\_\_\_\_

County of \_\_\_\_\_

(seal)

Subscribed and affirmed to before me on (date) \_\_\_\_\_

by \_\_\_\_\_

Name of person appearing before me, print clearly

Notary Signature \_\_\_\_\_

Printed Name \_\_\_\_\_

Title and Rank \_\_\_\_\_

Notary for the State of \_\_\_\_\_

Residing at \_\_\_\_\_

My Commission Expires \_\_\_\_\_

**Approved by:**

County Assessor: \_\_\_\_\_

Authorized Signature

Date

County Treasurer: \_\_\_\_\_

Authorized Signature

Date

- This Reversal of Declaration must be recorded, and all recording fees paid, in the Clerk and Recorder's Office of the county in which the real property is located.
- The Clerk and Recorder's Office will forward the Declaration to the County Treasurer's Office, which will contact you to collect the required fee of \$10.
- The County Treasurer's Office will forward the Declaration to the Motor Vehicle Division. Once processed by the Motor Vehicle Division, the Declaration will be returned to you, at which time you must resubmit it to the Clerk and Recorder's Office to complete the process.
- In order for the manufactured home to be reversed as an improvement to real property, a certified copy of this statement must be provided to the County Appraisal/Assessment Office.

MVD use only:

I verify that the process of restoring the certificate of (check one)  Title  Origin for the manufactured home described on this form has been completed.

Signature and date of MVD official: \_\_\_\_\_



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

1003 Buckskin Drive, Deer Lodge, MT 59722-2375 • Phone (406) 846-6000 Fax (406) 846-6039 • [mvdtitleinfo@mt.gov](mailto: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", "housetrailers", 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 (Montana Code Annotated 15-1-101);
- a trailer or semitrailer 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 semitrailer 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 (61-1-501); 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 detitled.

### 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 (front and back)**, including the signatures, where required, of all lienholders 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 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.