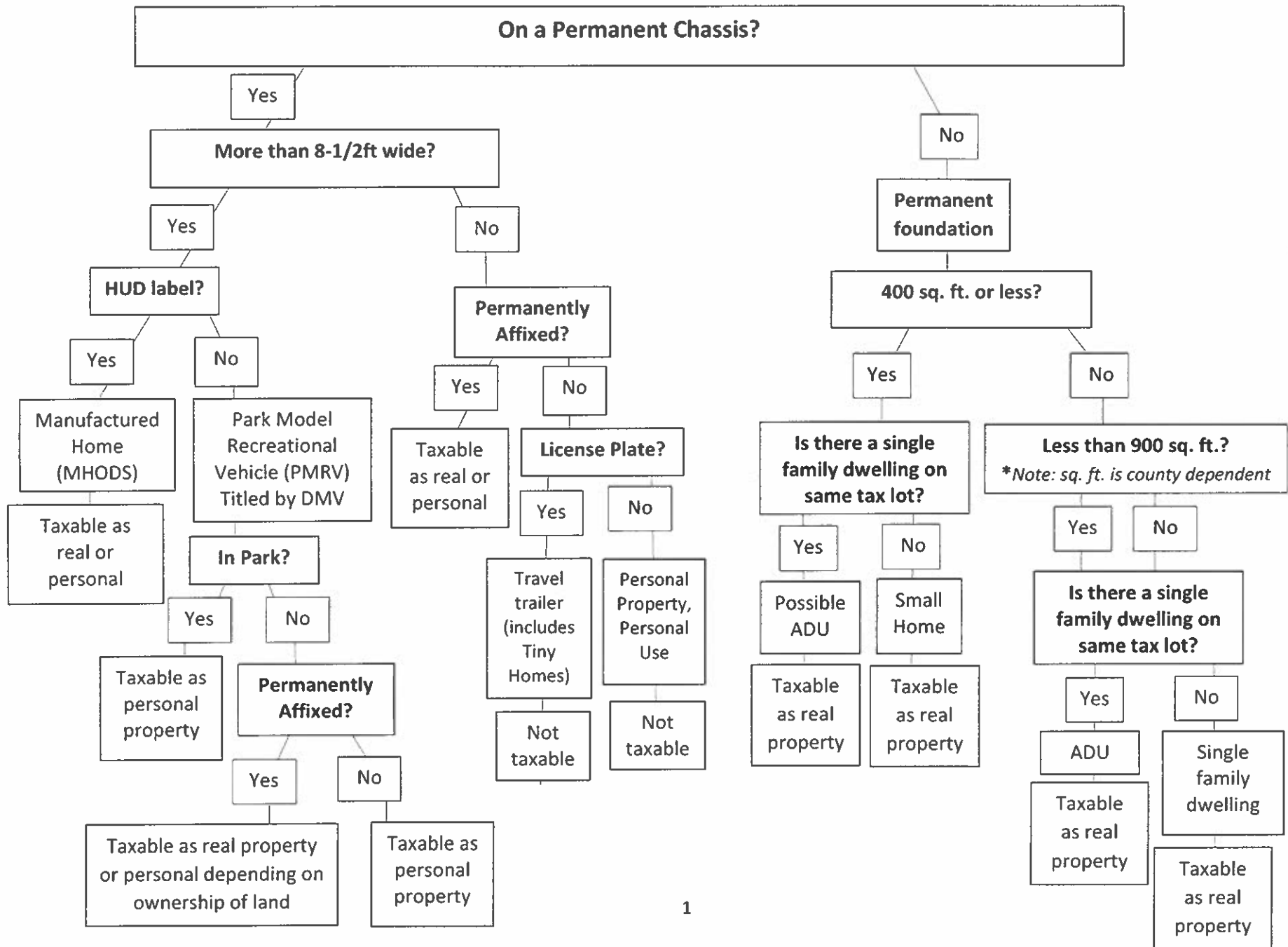


Decision Tree for Park Models, Manufactured Homes, Recreational Vehicles (Tiny Homes), Small Homes, ADU's and Single Family Dwellings





What is a recreational vehicle?

To be considered an **RV** that can be titled in Oregon, it must be:

- Manufactured to the NFPA 1192, 501c, or ANSI A119.2 standard (depending on the year of manufacture), if applying for title after January 1, 2020;
 - 8.5 feet wide or less;
 - Designed for use as temporary living quarters;
 - Designed to be easily transported and set up on a daily basis; and
 - Designed to be mounted on or towed by another vehicle, or has its own motive power.
- If it does not meet ALL these requirements, you cannot get an RV title from DMV.

Your RV can also receive registration or trip permits if you and the vehicle qualify.

What is a park model recreational vehicle?

To be considered a **PMRV** that can be titled in Oregon, it must:

- Be manufactured to the ANSI A119.5 standard;
 - Be over 8.5 feet wide;
 - Be designed for use as temporary living quarters;
 - Be built on a single chassis mounted on wheels;
 - Have a gross trailer area of 400 square feet or less; and
 - Not be permanently affixed to land for use as a permanent dwelling or be located within a mobile home park.
- If it does not meet ALL these requirements, you cannot get a PMRV title from DMV.

You are not required to title your PMRV with DMV. It is voluntary. However, if you have a loan on your PMRV, the security interest holder may require you apply for a title.

PMRVs cannot receive registration or trip permits from DMV.

What if my RV or PMRV is *not* in a mobile home park *and* structurally immobile or directly attached to utilities?

It no longer qualifies for an Oregon title because it is considered a structure. You must surrender your Oregon title and any plates to DMV for cancellation.

The term "structure" means the RV or PMRV is NOT in a mobile home park, as defined in ORS 446.003, and is:

- Structurally immobile; or
- Directly attached to utilities.

If your RV or PMRV is being converted to or is now a structure, submit the following to DMV:

1. A signed statement indicating that the RV or PMRV is being converted or has been converted into a structure (include the vehicle identification number).
2. The Oregon title; and
3. Any plates, temporary permit or trip permit issued.

You can submit these at your local DMV office or mail them to:

Attn: Specialty Desk Unit
DMV Services
1905 Lana Ave NE
Salem OR 97314

Once DMV receives your title and/or plates, you will receive a letter about the cancellation.

Depending on the situation, your structure may qualify for an ownership document from the Department of Consumer and Business Services, Building Codes Division. You may contact (503) 373-1249 or email mhods.bcd@oregon.gov for more information.

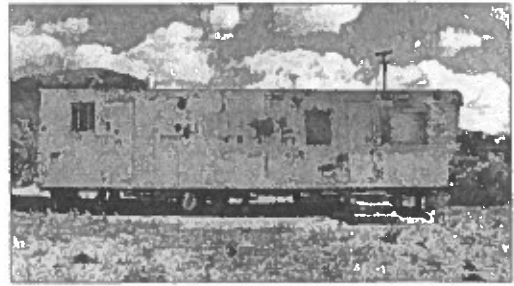
Manufactured Dwellings

ORS Chapter 305, 308, 310, 311, 446; HB 2333, SB 410; Public Law 93-383

Defining characteristics

ORS 446.003, 446.561

- 320 Sq. ft. or more
- Constructed for movement on public highways that has sleeping, cooking and plumbing facilities, that is intended for human occupancy
- Permanent steel chassis
- Placed on foundation or blocks
- Includes Residential Trailers Pre 1962, Mobile Homes 1962-76, and Manufactured dwellings 1976-current



Location / Placement

- Manufactured home park
- Private land

Responsible Recording Agency

- Recorded at DCBS (MHODS) ORS 446.566, 68, 71
- Deeds and records if deeded as real property ORS 446.626

Insignia of Compliance

- HUD label *Public Law 93-383* or,
- Other insignia of compliance issued by the state ORS 446.003, 446.170

Taxation

- Taxable as Personal property if ownership of land is different from dwelling
- Taxable as Real Property if ownership of land is the same as dwelling

ORS 308.875

Park Model Recreational Vehicle Optional Title

ORS Chapters 305, 308, 310, 311, 422, 803; HB 2333, SB 410

Defining characteristics

ORS 446.003, 446.561, Chapter 422

- Gross trailer area does not exceed 400 sq. ft.
- More than 8-1/2 wide
- Readily Moveable
- Permanent single chassis mounted on wheels
- With or without motive power
- Designed for temporary, recreational living

Location / Placement

- RV park
- Mobile home park
- Private land
- Resorts
- Campgrounds
- Anywhere the law permits

Responsible Recording Agency

ORS 803.035

- Recorded at DMV -Title only no plates

Insignia of Compliance

- None

Taxation

ORS 307.190, 308.875

- Taxable as Personal property if located within a mobile home park, or, if ownership of land is different from dwelling
- Taxable as Real Property if attached to the land and ownership of land is the same as dwelling



Recreational Structure

ORS Chapter 307, 308, 446

Defining characteristics

ORS 446.003

- Includes Campground Structure with or w/out plumbing, heating, or cooking facilities
- Limited time of occupancy
- Used for recreational, seasonal, emergency, transitional housing
- May include yurts, cabins, fabric structure or similar structures



Location / Placement

- Campgrounds
- Private land
- Resorts
- Transitional housing communities
- Anywhere the law permits



Responsible Recording Agency

- n/a



Insignia of Compliance

- None

Taxation

- Dependent upon use:
 - Not taxable if it's tangible personal property for personal use *ORS 307.190*
 - Taxable as business personal property if used for business *ORS 308.290*
 - Taxable as Personal property if ownership of land is different from structure and is permanently affixed *ORS 307.020, 308.875*
 - Taxable as Real Property if ownership of land is the same as structure is permanently affixed *ORS 307.010, 308.875*



ADU Residential Dwelling

ORS 215.501; Chapter, 307, 308

Defining Characteristics

ORS 215.501; Chapter 307

- Residential structure that is used in connection with or auxiliary to a Single Family Dwelling (SFD)
- Allowable sq. ft. is county dependent, typically up to 900 sq. ft.
- Permanently affixed to land
- Concrete foundation, slab, block foundation

Location / Placement

- Located on same tax account as primary SFD
- Private land

Responsible Recording Agency

- Recorded with Deeds and Records

Insignia of Compliance

- None

Taxation

- Taxable as real property
ORS Chapter 308



Small Home

ORS Chapter 455, HB 2423, SB 410

Defining characteristics

ORS Chapter 455

- Does not exceed 400 sq. ft.
- Small home is the only SFD on tax lot
- Built on foundation, no chassis



Location / Placement

- Private land
- Anywhere the law permits



Responsible Recording Agency

- Recorded with Deeds and Records



Insignia of Compliance

- ORS Chapter 307 International Residential Code (IRC)
- Small Home Specialty Code Small Home Specialty Code
- Appendix Q
ORS Chapter 455

Taxation

- Real property ORS 307.010



Travel Trailer ORS

Chapter 308, 801

Defining characteristics

ORS 801.565

- With or without motive power
- Designed for use as temporary living quarters for:
 - Recreational
 - Seasonal or,
 - Emergency purposes
- 8-1/2 wide or less



Location / Placement

- RV park
- Mobile Home park
- Private land
- Resorts
- Campgrounds
- Anywhere the law permits



Oregon Plate

Responsible Recording Agency

- DMV-title and registration

Insignia of Compliance

- DMV-Plates



Trailer Plate

Taxation

- Not taxable under property taxes
ORS 307.190

**Taxable if the owner makes application to the Assessor for a permanent dwelling, and is approved, under ORS 308.880*

Recreational Vehicle Conversion

ORS Chapter 455, HB 2333, SB 410

Defining characteristics

ORS Chapter 455, 446.003

- Located outside of a mobile home park and,
- Single chassis-must be deemed structurally immobile or,
- Has direct attachment to utilities



Location / Placement

- Private land
- Anywhere the law permits



Responsible Recording Agency

- BCD

Insignia of Compliance

- None

Taxation

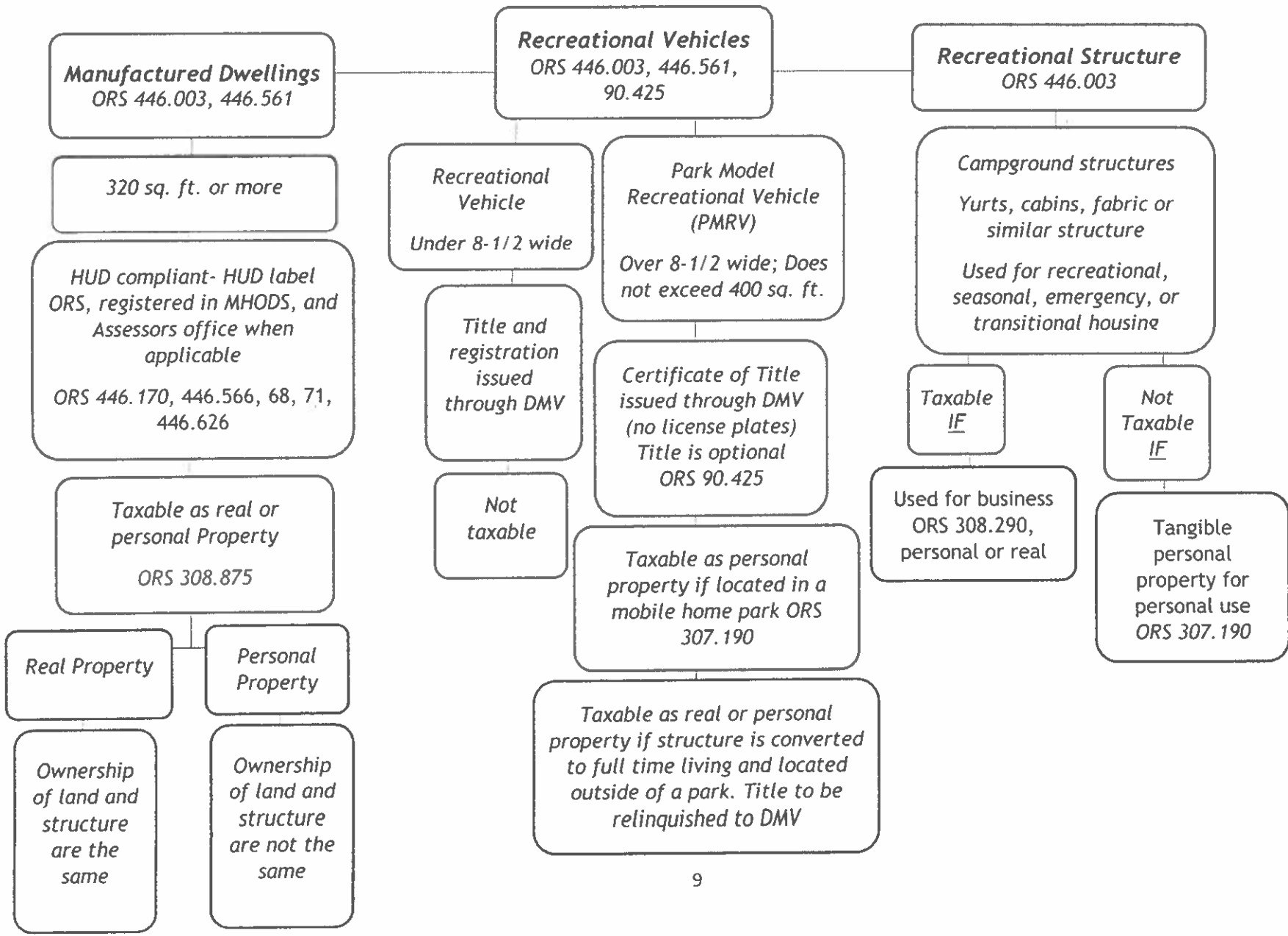
- Real Property ORS 307.010, 308.875
- Personal Property ORS 307.020, 308.875

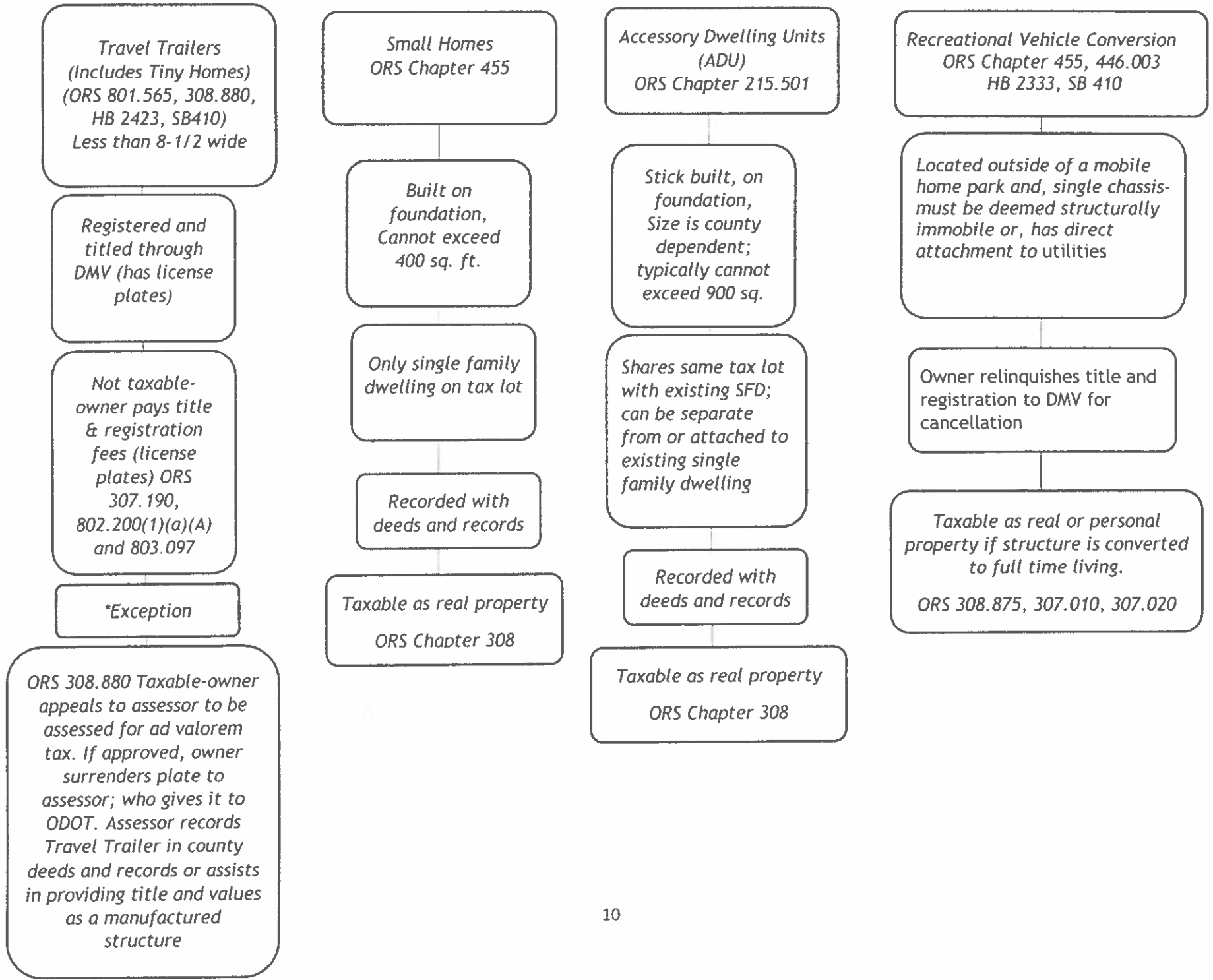
Additional Information

- Owner relinquishes title and registration to DMV for cancellation



Manufactured Structures
 HB2333 & SB410 effective. 1/01/20
 ORS Chapter 308, 446





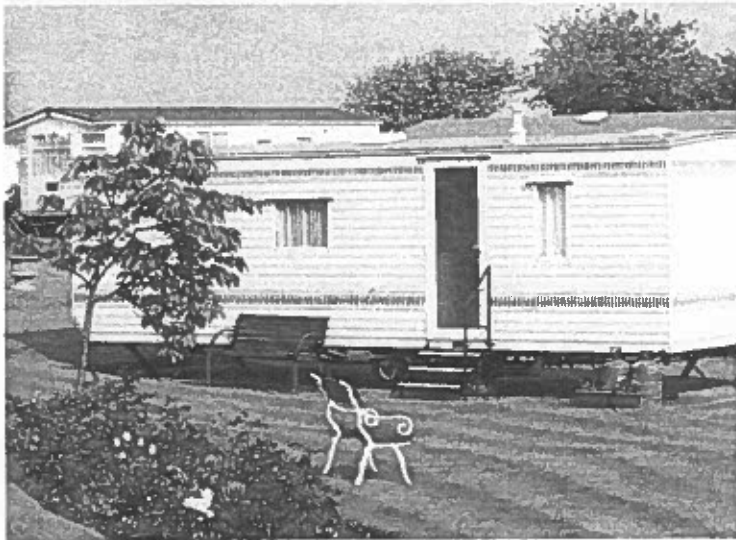
DMV CHANGES – SB 410 & HB 2333

Recreational Vehicles and Park Model Recreational Vehicles



RV DEFINED – APPLICATION REQUIREMENTS

- 8.5' wide or less
- Designed as temporary living quarters
- Designed to be easily transported and set up on a daily basis
- Designed to be mounted on or towed by another vehicle, or has its own motive power;
- Manufactured to the NFPA 1192 (NFPA 501c or ANSI A119.2 for older vehicles) standard



PMRV DEFINED – APPLICATION REQUIREMENTS

- Over 8.5' wide
- Designed as temporary living quarters
- Built on single chassis mounted on wheels
- Gross trailer area 400 square feet or less
- Manufactured to the ANSI A119.5 standard
- Not permanently affixed to land for use as permanent dwelling OR is located in a mobile home park

Application for PMRV title is voluntary

RV & PMRV

HOW CUSTOMERS CAN PROVIDE CERTIFICATION TO STANDARD

- **NEW VEHICLE**
 - Certification on MCO or letter from manufacturer
- **USED VEHICLE**
 - Certification on title application
- **ASSEMBLED VEHICLE**
 - Certification on Assembled Vehicle Form (735-6511)



TITLE INSTRUCTIONS FOR CUSTOMERS

You can find title instructions on DMV's website

www.OregonDMV.com



Registration Renewal Options

Can I Title & Register My...

Lost Your Renewal Reminder?

➤ Title/Register Your Vehicle

License Plates

Report Your Vehicle Sold

A screenshot of the Oregon DMV website's 'Titling and Registering Your Vehicle' page. The page title is 'Titling and Registering Your Vehicle'. Below the title is a paragraph: 'You must title your vehicle in Oregon if you want to register it. These instruction sheets will help you prepare to title and register your vehicle in Oregon.' There are two main sections: 'Vehicle Titled in Oregon:' and 'Vehicle Not Titled in Oregon:'. The 'Vehicle Titled in Oregon:' section includes links for: 'Transfer Ownership - Vehicle has Oregon Title', 'Transfer Ownership - Deceased Owner', 'Transfer Ownership - Vehicle has Oregon Title but Title is Lost', 'Remove Lien from Your Oregon Title', and 'Replace Your Oregon Title (Not Changing ownership)'. The 'Vehicle Not Titled in Oregon:' section includes links for: 'Brand New Vehicle with Certificate of Origin', 'Transfer Out-of-State Vehicle into Oregon - No Lienholder', 'Transfer Out-of-State Vehicle into Oregon - With Lienholder', 'Transfer Out-of-Country Vehicle into Oregon', and 'Motorcycle or Moped - Out-of-State or Out-of-Country'. Below these is a section for 'Branded/Salvage Vehicle:' with the instruction: 'If your title already has a brand, use the instructions above for your situation.' This section includes links for: 'Add Assembled, Reconstructed, or Replica Brand to Title' (with sub-links for 'Common reasons for adding assembled, reconstructed or replica brand, Totaled vehicle (with or without salvage title) that is now reconstructed/rebuilt, vehicle you assembled, or replica vehicle') and 'Get a Salvage Title' (with sub-links for 'Common reasons for salvage title, Vehicle is totaled but not reconstructed/rebuilt, or vehicle is wrecked or dismantled.'). At the bottom is a section for 'Park Model Recreational Vehicle:' with a link for 'Get a Park Model RV Title'. Three large black arrows are overlaid on the page: one pointing to the 'Vehicle Titled in Oregon:' section, one pointing to the 'Transfer Ownership - Vehicle has Oregon Title' link, and one pointing to the 'Get a Salvage Title' link.

Titling and Registering Your Vehicle

You must title your vehicle in Oregon if you want to register it. These instruction sheets will help you prepare to title and register your vehicle in Oregon.

Vehicle Titled in Oregon:

- [Transfer Ownership - Vehicle has Oregon Title](#)
- [Transfer Ownership - Deceased Owner](#)
- [Transfer Ownership - Vehicle has Oregon Title but Title is Lost](#)
- [Remove Lien from Your Oregon Title](#)
- [Replace Your Oregon Title \(Not Changing ownership\)](#)

Vehicle Not Titled in Oregon:

- [Brand New Vehicle with Certificate of Origin](#)
- [Transfer Out-of-State Vehicle into Oregon - No Lienholder](#)
- [Transfer Out-of-State Vehicle into Oregon - With Lienholder](#)
- [Transfer Out-of-Country Vehicle into Oregon](#)
- [Motorcycle or Moped - Out-of-State or Out-of-Country](#)

Branded/Salvage Vehicle:

If your title already has a brand, use the instructions above for your situation.

- [Add Assembled, Reconstructed, or Replica Brand to Title](#)
 - Common reasons for adding assembled, reconstructed or replica brand, Totaled vehicle (with or without salvage title) that is now reconstructed/rebuilt, vehicle you assembled, or replica vehicle
- [Get a Salvage Title](#)
 - Common reasons for salvage title, Vehicle is totaled but not reconstructed/rebuilt, or vehicle is wrecked or dismantled.

Park Model Recreational Vehicle:

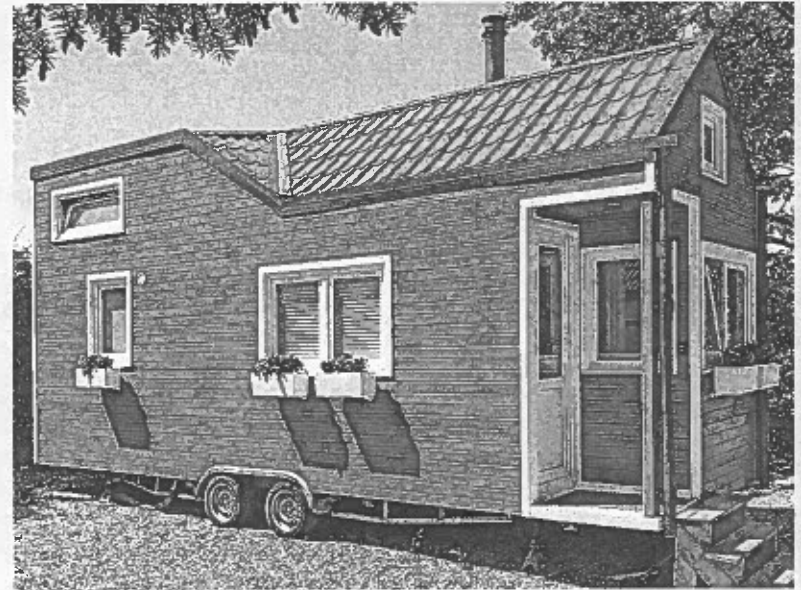
- [Get a Park Model RV Title](#)

“TINY HOMES”

- “Tiny Home” is not defined
- Some items that the public may consider “vehicles” or “tiny homes” do not meet the definition of a vehicle and **CANNOT** be titled by DMV

Examples:

- Trailer over 8.5 feet wide but not manufactured to ANSI A119.5 standard
- Trailer over 400 sq. feet gross trailer area



PMRV SITUS INFORMATION



Situs addresses are required when customers apply for PMRV titles



Situs addresses are not updated unless a new title is issued



Assessors can request situs information for PMRVs in their county



Use Form 7122 to request report – provide date range and info needed

NOTIFYING DMV OF RV & PMRV CONVERSION TO STRUCTURE

You can notify DMV if you determine an RV or PMRV is not in a mobile home park (ORS 446.003) and is:

- Structurally immobile; or
- Directly attached to utilities.

DMV will contact the customer to verify whether or not the RV or PMRV has been converted to a structure.

