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Mobile Home Registrations

Registrations and decals for mobile homes used as living accommodations expire annually on December 31st. They are renewable up to three months in advance. A decal is issued without a metal license plate. The length of the mobile home determines the fees; multiple-width units must have a decal issued to each unit. For example, a double-wide mobile home would have two decals issued, one for each side/unit. A delinquent fee is charged if the registration is renewed after January 10th.

The decal is affixed to the lower left corner of the window closest to the street or access road.

A mobile home permanently affixed to the owner's land that has been declared as real property is issued a "RP" (real property) decal. "RP" decals are permanent and have no expiration date. Owners must obtain a form DR-402 from the [Property Appraiser's office](#) by showing that the land and the mobile home are in the same name before an "RP" decal can be issued. "RP" decals are transferable to the purchaser upon the sale of the land and the mobile home as a unit.

Real Estate Tax is collected in the form of a standard tax bill that property owners receive and combines the land and the mobile home into one assessment and tax.

The owner of a mobile home which is permanently affixed to real property owned by that same person may permanently retire the title to the mobile home by filing the required documents in the official records of the [Clerk of Court](#) in the county in which the real property is located. A mobile home whose title has been retired pursuant to s. 319.261, Florida Statutes, shall be conveyed by deed or real estate contract and shall be transferred together with the property to which it is affixed. There is no fee or tax collector's service charge for retiring the certificate of title for a mobile home. However, a Real Property decal must be issued to the mobile home prior to retiring the title.

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