

Licensing Exemption: Installers of Manufactured Homes, Mobile Homes, and Factory-Built Buildings

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Notice Required by A.R.S. § 41-1091

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Applicable Laws

- A.R.S. § 32-1121(A)(15)
- A.R.S. Title 41, Chapter 37, Article 4
- A.A.C. R4-34-204

Substantive Policy Statement

Under A.R.S. § 32-1121(A)(15), a “person who is licensed, certified or registered pursuant to title 41, chapter 37, article 4 and who is not otherwise required to be licensed under this chapter or an employee of such person” is not subject to the Registrar’s licensing requirements.

Title 41, Chapter 37, Article 4 of the Arizona Revised Statutes governs the licensing of installers of manufactured homes, mobile homes, and single-family factory-built buildings (“FBBs”) by the Arizona Department of Housing (“ADOH”). When a person is licensed by ADOH, they and their employees may perform certain tasks associated with the installation of manufactured and mobile homes and FBBs without a contractor’s license from the Registrar.¹ However, there may be instances where a person who is licensed by ADOH is “otherwise required to be licensed” by the Registrar.

This policy statement seeks to clarify certain tasks involving installation of and connection to utilities where a person properly licensed by ADOH does not need to be a licensed contractor. Specifically, a person holding a valid I-10C or I-10G license pursuant to A.A.C. R4-34-204 is not required to hold a contractor’s license to complete the following discrete tasks:

- Make electrical connections from a manufactured or mobile home or FBB to the onsite electric meter installed by the utility provider, including, if necessary, installation of a pedestal or meter box, but not the meter itself.
- Install water and gas piping from the manufactured or mobile home or FBB to the onsite utility meter. If using propane as the gas source, the installer may install piping and stub it out at the tank location.
- Install sanitary waste piping from the manufactured or mobile home or FBB to the tie-in at the onsite county or municipal sewer line or septic system.

¹ The Registrar lacks authority to interpret, and expresses no opinion on, the scope of work permitted under the ADOH license classifications. The examples set forth herein are intended only to show when a contractor’s license is not required in addition to an ADOH license.