

STATE OF SOUTH CAROLINA)
)
COUNTY OF DARLINGTON)

ORDINANCE NO. 20-05

An Ordinance To Amend Darlington County Code Of Ordinances, Appendix A (Development Standards Ordinance), Article 13 (Requirements For Mobile And Manufactured Homes), Section 13.3 (Registration) and Section 13.9 (Manufactured Housing Set-Up) To Be Consistent With The Registration And Set-Up Requirements In Surrounding Counties And To Establish The Effective Date Of This Ordinance

PURPOSE

The purpose of this ordinance is to amend the language in Section 13.3 and Section 13.9 to be consistent with the registration and set-up requirements for mobile and manufactured homes in surrounding counties.

NOW, THEREFORE, BE IT ORDAINED by the governing body of Darlington County, South Carolina, the Darlington County Council, that:

SECTION 1.

Darlington County Code of Ordinances, Appendix A. (Development Standards Ordinance), Article 13 (Requirements For Mobile And Manufactured Homes), Section 13.3 (Registration), **which currently reads:**

Sec. 13.3. - Registration.

Registration shall occur when the mobile home or manufactured home is properly listed with the Darlington County Tax Assessor's Office for ad valorem tax purposes within fifteen (15) days as specified herein Section 13.2; and upon such listing the Darlington County Tax Assessor's Office shall issue a numbered decal to the person registering said mobile home or manufactured home. The decal shall be displayed as stated herein Section 13.2. Prior to the registration decal being issued, the following information must be submitted to the Darlington County Assessor's Office:

1. Sales contract, notarized bill of sale, or other title document evidencing ownership.
2. Lien holder's name and address, if any.
3. Copy of the moving permit. (If the mobile home or manufactured home has been moved from one site to another.)
4. Copy of DHEC certificate confirming that septic tank has been installed and approved or document showing connection to city or county service.

5. Name of the owner and person to be in possession, if other than owner.
6. Year, make, model, size and complete serial number of the mobile home or manufactured home.
7. Name and address of the owner of the land where the mobile home or manufactured home will be located.
8. Payment of a registration fee and late fee, if applicable. The fee schedule will be on file in the Darlington County Tax Assessor's Office and the Darlington County Codes Enforcement Office.

A registration decal shall be valid until title to such mobile home or manufactured home is transferred to a new owner or until the mobile home or manufactured home is relocated. The State-mandated registration fee shall be charged for the replacement of a registration decal (fee on file in the County's Tax Assessor's Office and Codes Enforcement Department).

Be amended to read as follows:

Sec. 13.3. - Registration.

Registration shall occur when the mobile home or manufactured home is properly listed with the Darlington County Tax Assessor's Office for ad valorem tax purposes within fifteen (15) days as specified herein Section 13.2; and upon such listing the Darlington County Tax Assessor's Office shall issue a numbered decal to the person registering said mobile home or manufactured home. The decal shall be displayed as stated herein Section 13.2. Prior to the registration decal being issued, the following information must be submitted to the Darlington County Assessor's Office:

1. Sales contract, notarized bill of sale, or other title document evidencing ownership.
2. Lien holder's name and address, if any.
3. Copy of the moving permit. (If the mobile home or manufactured home has been moved from one site to another.)
4. ~~Copy of DHEC certificate confirming that septic tank has been installed and approved or document showing connection to city or county service.~~ ***SC DHEC Permit to Construct for new septic systems, septic tank affidavit for existing systems or document showing connection to city or county service.***
5. Name of the owner and person to be in possession, if other than owner.
6. Year, make, model, size and complete serial number of the mobile home or manufactured home.
7. Name and address of the owner of the land where the mobile home or manufactured home will be located.

8. Payment of a registration fee and late fee, if applicable. The fee schedule will be on file in the Darlington County Tax Assessor's Office and the Darlington County Codes Enforcement Office.

A registration decal shall be valid until title to such mobile home or manufactured home is transferred to a new owner or until the mobile home or manufactured home is relocated. The State-mandated registration fee shall be charged for the replacement of a registration decal (fee on file in the County's Tax Assessor's Office and Codes Enforcement Department).

SECTION 2.

Darlington County Code of Ordinances, Appendix A. (Development Standards Ordinance), Article 13 (Requirements For Mobile And Manufactured Homes), Section 13.9 (Manufactured Housing Set-Up) **which currently reads as follows:**

Sec. 13.9. - Manufactured housing set-up.

Manufactured home, residentially designed. A single-family dwelling built according to the Federal Manufactured Housing Construction and Safety Standards (24 CFR 3280) HUD Code, provided the structure meets or exceeds the following criteria.

Manufactured housing, where permitted by this Ordinance, shall:

1. Be installed in accordance with the Manufacturer's Installation Manual. In the absence of such a Manual, the home must be installed in accordance with the requirements of Section 19-425.39 of the South Carolina Manufactured Housing Board Regulations.
2. Have skirting or a curtain wall around the entire home with brick, masonry, vinyl, or similar materials designed and manufactured for permanent outdoor installation.
3. Have installed or constructed and attached firmly to the home and anchored securely to the ground, permanent landing steps with hand rails at each exterior doorway, in accordance with applicable Building Codes.
4. Have all moving or towing apparatus removed or concealed including hitch, wheels and axles.
5. Be provided with sanitary sewer system approved by DHEC. Evidence of such approval shall accompany each and every permit request to install a manufactured home.
6. Be served by a separate electric meter. It shall be unlawful for any such home to receive electricity except by use of a separate meter. Any existing home not in compliance with this section upon the effective date of this Ordinance shall be served by a separate meter within one hundred eighty (180) days of the effective date, or

be declared by the Codes Enforcement Department to be in violation of this Ordinance.

It shall be unlawful for any public utility or electrical supplier to connect power to any manufactured home in the absence of an approved permit issued by the Codes Enforcement Department to establish said home.

Be amended to read as follows:

Sec. 13.9. - Manufactured housing set-up.

Manufactured home, residentially designed. A single-family dwelling built according to the Federal Manufactured Housing Construction and Safety Standards (24 CFR 3280) HUD Code, provided the structure meets or exceeds the following criteria.

Manufactured housing, where permitted by this Ordinance, shall:

1. Be installed in accordance with the Manufacturer's Installation Manual. In the absence of such a Manual, the home must be installed in accordance with the requirements of Section 19-425.39 of the South Carolina Manufactured Housing Board Regulations.
2. Have skirting or a curtain wall around the entire home with brick, masonry, vinyl, or similar materials designed and manufactured for permanent outdoor installation.
3. ~~Have installed or constructed and attached firmly to the home and anchored securely to the ground, permanent landing steps with hand rails at each exterior doorway, in accordance with applicable Building Codes.~~ ***Have steps installed with landings and handrails, in accordance with applicable Building Codes.***
4. Have all moving or towing apparatus removed or concealed including hitch, wheels and axles.
5. Be provided with sanitary sewer system approved by DHEC. Evidence of such approval shall accompany each and every permit request to install a manufactured home.
6. Be served by a separate electric meter. It shall be unlawful for any such home to receive electricity except by use of a separate meter. Any existing home not in compliance with this section upon the effective date of this Ordinance shall be served by a separate meter within one hundred eighty (180) days of the effective date, or be declared by the Codes Enforcement Department to be in violation of this Ordinance.

It shall be unlawful for any public utility or electrical supplier to connect power to any manufactured home in the absence of an approved permit issued by the Codes Enforcement Department to establish said home.

Section 3.

The provision of this ordinance shall be included and incorporated in the Code of Ordinances for Darlington County.

Section 4.

This ordinance shall become effective upon third reading.

DARLINGTON COUNTY COUNCIL



Bobby Hudson, Chairman

ATTEST:



J. Janet Bishop
Clerk to Council

FIRST READING: September 14, 2020
SECOND READING: October 5, 2020
THIRD READING: November 2, 2020
PUBLIC HEARING: November 2, 2020