

How does Homestead Exemption work with Manufactured Homes?

The Property Appraiser is required by law to determine how your mobile home or manufactured home will be classified for property tax purposes. That classification is based upon whether or not it is located on land owned by the mobile home owner or on land owned by another entity (such as a mobile home park).

A mobile home permanently affixed to land owned by the home's owner must have a one-time "RP" (Real Property) series decal affixed to the home. In cases where the land is not owned by the home owner, an annual "MH" (Mobile Home) series decal is required. In the event that no decal is affixed, it is presumed that the mobile home is tangible personal property and will be assessed as such.

How do I get a "RP" series decal?

Visit the Gulf County Property Appraiser's office. Our staff will complete a DR-402 form which declares the mobile home as real property. Please bring with you both the deed to the land and the title to the mobile home. Once complete, this form should be taken to the Tax Collector's tag office. With it, you may purchase a "RP" decal which is valid for as long as you own both the mobile home and the land.

Where and how can I purchase a "MH" decal?

This decal must be purchased each year during the month of December from the Tax Collector's office. The prior year's "MH" decal is valid until December 31st. The Tax Collector's office sends out renewal notices in advance and can be renewed in person or by mail.

As a mobile home owner, am I eligible for homestead exemption?

If you own both the land and mobile home, have a "RP" decal affixed to the home, and it is your primary residence, you may apply for homestead exemption. This exemption will reduce your taxable value by \$25,000 -- approximately \$500 in tax savings. The exemption must be applied for before March 1. The Property Appraiser is required by law to determine how your mobile home or a manufactured home will be classified for property tax purposes. That classification is based upon whether or not it is located on land owned by the mobile home owner or on land owned by another (such as a mobile home park).

A mobile home permanently affixed to land owned by the home's owner must have a one-time "RP" (Real Property) series decal affixed to the home. In cases where the land is not owned by the home owner, an annual "MH" (Mobile Home) series decal is required. In the event that no decal is affixed, it is presumed that the mobile home is tangible personal property and will be assessed as such.