



ADMINISTRATIVE RULES OF MONTANA

24.301.1207 USE OF MOBILE HOMES AND RECREATIONAL VEHICLES FOR COMMERCIAL OR BUSINESS OCCUPANCY PROHIBITED--EXCEPTION

- (1) Mobile homes and recreational vehicles are designed only to meet building code requirements applicable to mobile homes used as residences and recreational vehicles used as temporary residences.
- (2) These units do not meet code requirements for commercial or business occupancy and are therefore prohibited for these types of uses. Except as provided in (4), manufactured homes, mobile homes, and recreational vehicles shall not be utilized for any occupancy other than as a single-family dwelling, whether for transient stay or longer periods. "Transient stay" means a guest staying at one location for 30 days or less.
- (3) Units used in one location for not more than 14 days in conjunction with a circus, fair, or other similar use would not fall into this category.
- (4) Units used as temporary offices by manufactured or mobile home retailers, on the premises (lot) where the units are sold, would not fall into this category provided the unit utilized as an office:
 - (a) is not used for a period exceeding five years;
 - (b) is offered for sale;
 - (c) is not used to store flammable materials;
 - (d) is not altered to accommodate office space;
 - (e) meets the exiting sign requirements imposed by the International Building Code; and
 - (f) is provided with a handicap accessible entrance pursuant to the requirements imposed by the International Building Code.

Authorizing statute(s): 50-60-203, 50-60-401, MCA

Implementing statute(s): 50-60-203, 50-60-401, 50-60-402, MCA

History: NEW, 1981 MAR p. 514, Eff. 5/29/81; TRANS, from Dept. of Admin., Ch. 352, L. 1985, Eff. 7/1/85; AMD, 1996 MAR p. 420, Eff. 2/9/96; AMD, 1997 MAR p. 2061, Eff. 11/18/97; AMD, 1999 MAR p. 1885, Eff. 10/1/99; TRANS, from Commerce, 2001 MAR p. 2301; AMD, 2004 MAR p. 571, Eff. 3/12/04; AMD, 2016 MAR p. 887, Eff. 5/21/16; AMD and TRANS, from 24.301.513, 2024 MAR p. 2223, Eff. 9/21/24.