



COMMUNITY DEVELOPMENT DEPARTMENT

Code Enforcement Division

Courthouse - 255 N. Forbes Street

Lakeport, California 95453

Telephone 77/263-2850 FAX 77/263-5843

MEDIA RELEASE

DATE: July 5, 2007

CODE ENFORCEMENT CORNER MOBILE HOME, RVs and TRAVEL TRAILERS Voris Brumfield, Code Enforcement Manager

Lake County is a recreational paradise. The use of RVs, Travel Trailers and Mobile Homes are addressed in this article. For clarity, a mobile home is built for use as living quarters. These dwellings are legal in most mobile home parks and on private property if they meet the requirements set by County Codes and the owner secures the proper permits.

Unfortunately, Code Enforcement receives complaints that property has been purchased and the new owner has installed a trailer or an RV to use for week-end occupancy. There are also instances that an approved septic system or water system has not been developed because "We're just using it on the weekends". This action infringes on the rights of others to have a clean and healthy environment. It is important that property owners check with local agencies on the legal use of their land.



Travel trailers and RVs, as indicated by their names, are for "travel and recreation," therefore they are for temporary use and not to be used as a continuous residence or for storage. These vehicles were not intended nor are they allowed in Lake County as residential dwellings, either on private property or on public property without prior approval.

The Planning Division may issue a permit for a mobile home or an RV to be used as a "temporary dwelling" after approval for construction of a residence by the

Lake County Building and Safety Division. A temporary occupancy permit is good for one (1) year and there is an option of renewal if construction is not completed. Once construction has been completed the mobile home must be removed. A mobile home cannot be left on the property for any other use.

Within Lake County it is not permissible to use a mobile home or a travel trailer for storage. A trailer is built and registered as a trailer and can not be converted to anything else. Unfortunately, the impression that when inside fixtures, partitions and utilities are removed, the trailer or mobile home may be converted to a storage building is wrong. When considering the purchase of a used Mobile Home, check with the Planning Division to verify the legality of that mobile home for use in this county to save time and money. (As a general rule, the mobile home needs to have been manufactured after June 15, 1976.)





It is permissible to store a travel trailer or RV on your property in “dead storage”. It cannot legally be connected to your utilities for the purpose of housing except with a permit during construction of a dwelling or on an approved construction site. There may be additional exceptions to this regulation but an application must be filed with the Planning Division to be considered for such an exemption.

If there are questions regarding land use, please contact the Lake County Planning Division at 263-2221. If there is a problem with violations in your neighborhood, call Code Enforcement at 263-2309 or log on to the new Lake County Website at <http://www.co.lake.ca.us> for further information. The Code Enforcement Division was created to ensure that all Lake County residents abide by the established rules and have equal opportunities for a safe, healthy, and satisfying life while enjoying the spectacular natural beauty our county offers.

Code Enforcement Corner is a series of informational articles relating to Lake County Codes enforced by the Code Enforcement Division of the Lake County Community Development Department. Often County codes are similar to those in the incorporated cities. If you live in the incorporated cities and have questions, check with their code enforcement: City of Lakeport Code Enforcement at 263-3056 Ext. 7 and the City of Clearlake Code Enforcement at 994-8201 Ext. 115 or 118.

###