NAR or Realtor recently said only 17 percent of the U.S. allows for the placement of a HUD Code manufactured home.

AI Overview

Realtor.com Report: Only 17% of U.S. Land Explicitly Allows Manufactured-Home Parks

A new Realtor.com analysis found that just 17% of surveyed U.S. zoned land expressly permits manufactured-home parks, making local zoning the biggest barrier to expanding HUD-code manufactured housing Realtor.com+1.

What the report found

The October 26, 2026 Realtor.com study, using Land Use Labs data covering roughly two-thirds of U.S. jurisdictions, estimated that **only 17% of zoned land explicitly allows manufactured-home parks** WRE News. This means that in the rest of the country, local zoning rules either prohibit such parks or do not authorize them, even if federal rules change.

The measure refers specifically to land zoned for manufactured-home communities, not all parcels where manufactured homes might be placed. It does not mean manufactured homes are banned elsewhere, but that without explicit zoning, they cannot be placed in those areas WRE News.

Why it matters

The **21st Century ROAD to Housing Act**, enacted in 2026, removed the federal requirement that manufactured homes have a permanent steel chassis, reducing construction costs by about $10,000 and allowing new designs Realtor.com+1. However, **local governments still control where homes can be built**, so the federal

change alone cannot expand placement without zoning updates RealEstateNews.com.

Realtor.com senior economist Joel Berner noted that the chassis removal could make manufactured homes more acceptable in communities that have historically excluded them, but **municipal leaders must still revise local rules** Realtor.com+1.

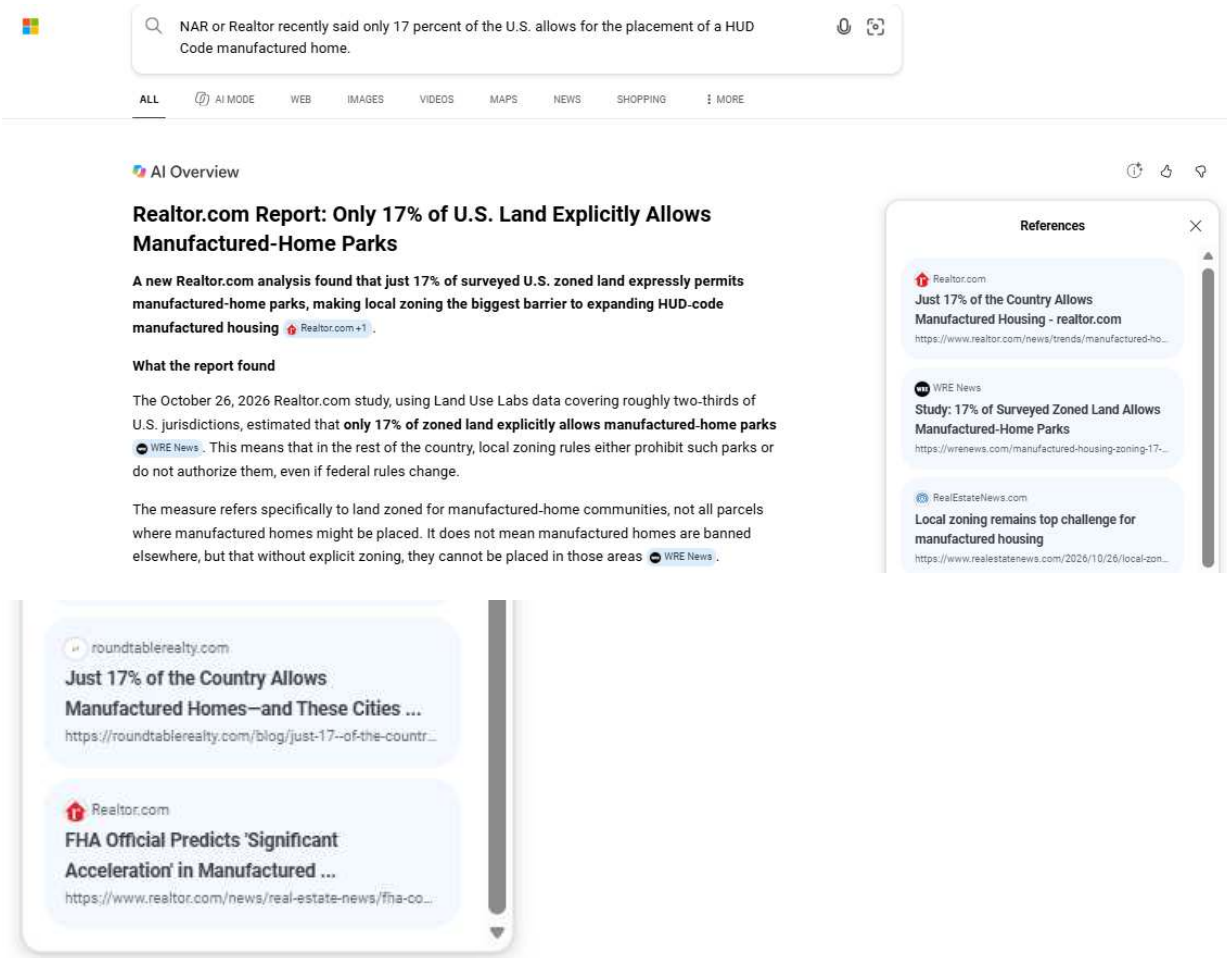
Cities with the most potential

The report ranked metro areas by affordability, land cost, and starter-home supply. The top five for potential impact were **Hartford, CT; Denver, CO; Allentown, PA; Albuquerque, NM; and Colorado Springs, CO** RealEstateNews.com. These markets could benefit most if local zoning barriers are removed.

Federal and industry actions

- **Executive order**: President Trump signed an order creating a manufactured housing task force to accelerate innovation Realtor.com+1.
- **HUD and FHFA coordination**: Industry leaders stress the need for both agencies to work in sync—HUD controls product standards, FHFA controls financing Realtor.com.
- **HUD officials**: FHA's Matt Jones expects "significant acceleration" in factory-built housing once state and local codes align with the new federal standard Realtor.com.

Bottom line: The 17% figure highlights that while federal policy is opening the door, **local zoning remains the decisive factor** for where HUD-code manufactured homes can be placed. Without zoning changes, the new federal rules cannot be fully realized nationwide WRE News+1.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