

ROBERT GRAHAM
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District 2

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District 3



WANDA EVERS
District 4
Vice President

BOBBY "BOBCAT" MCGOWAN
District 5

LYNN SEALS
County Administrator

NOTICE

October 1, 2026

To: Manufactured Home Builders, Distributors, Movers, and Installers

Re: Hinds County Unincorporated Mobile Home Ordinance

****Article IV, Section 401 - PERMIT REQUIRED** - "Before any person shall commence the construction or erection of building, parking or placing a manufactured home or travel trailer, on any property within the area, he shall obtain a permit from the Board of Supervisors of Hinds County, Mississippi. No building or other structure shall be erected, moved (see resolution adopted December 3, 1982, Book 118, page 210), added to, structurally altered or manufactured home parked without a permit therefore issued by the Permit Department."

****Article XXIV, Section 2413 - ORDINANCE ENFORCEMENT** - "2413-01: Penalties for Violation of this Ordinance: Any person or corporation who shall violate any of the provisions of this Ordinance or fail to comply herewith or with any of the requirements thereof, or who shall build or alter any building in violation of any detailed statement or plan submitted and approved here-under shall be deemed guilty of a misdemeanor and shall be liable to a fine of not more than \$100.00 and in case of continuing violations without reasonable effort on the part of the defendant to correct the violation, each day such violation shall be permitted to exist may constitute a separate offense. The owner or owners of any building or premises or part thereof where anything in violation of this Ordinance shall be placed or shall exist, and any architect, builder, contractor, individual person or corporation employed in connection therewith and who may have assisted in the commission of any such violation shall be deemed guilty of a separate offense and upon conviction shall be fined as herein provided."

**** Article XXIV, Section - 2413.02:** “Legal action or Proceedings Instituted by the Director of Permit and Zoning for Violations of this Ordinance: In case any building or structure is created, constructed, reconstructed, altered, repaired, converted or maintained, or any building, structure or land is used in violation of this Ordinance, the Director of Permit and Zoning, in addition to other remedies, may institute any appropriate action or proceedings in the name of Hinds County, Mississippi, to prevent such unlawful erection, construction, reconstruction alteration, repair, conversion maintenance or use, to restrain, correct or abate such violation to prevent the occupancy of such building, structure of land, or to prevent any illegal act, conduct or use in or about said premises.”

*****EFFECTIVE IMMEDIATELY***** All mobile homes, Manufactured Homes, Modular Homes, and Portable Buildings transported and/or delivered within Hinds County without the required building permit shall be deemed in violation of the Hinds County Unincorporated Mobile Home Ordinance and shall be subject to the applicable enforcement provisions and penalties of the Ordinance.

A fine of up to \$100.00 per day may be assessed against the responsible mobile home company and/or property owner for continuing violations until the required permit is obtained and all violations are corrected. Electrical service shall not be authorized or connected to any Manufactured Homes, Modular Homes, and Portable Buildings until all applicable violations have been corrected and the required building permit has been obtained.

Respectfully,

Henry Davis, Director,

Department of Permit and Zoning/ Building Official