

# Indiana Legal Services, Inc

Mobile Homes and

Using the law to fight poverty, empower clients, and improve access to justice.

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## Mobile Homes and Property Taxes

### INFORMATION ABOUT MOBILE HOMES & PROPERTY TAXES

**WARNING!** If you live in a mobile home in Indiana, you could lose your home if the property taxes are behind. **It doesn't matter whether you own or rent the mobile home in which you are living.**

#### Mobile Homes with unpaid taxes can be sold by the county.

Personal property taxes **must** be paid on mobile homes yearly. If taxes are owed on your mobile home from a previous year, your mobile home is at risk of being sold at auction. The county can sell your mobile home at a tax sale if taxes owed are more than \$25. The County Treasurer prepares a list of mobile homes that will be auctioned and must provide notice of the date, time, and location of the auction.

**Caution! Demand for payment and notice of sale should be mailed to each taxpayer. If title to the mobile home is not in your name, if you don't have a recorded contract that you are buying it, or the county does not have your address, you may not get notice.**

#### You need to know that:

- **Anyone** may call a treasurer's office to see if taxes are owed on a mobile home. You only need an address or name of whoever holds title.
- **Anyone** may pay taxes owed on a mobile home. You do not need to be the title holder to pay off the taxes.

#### How do you avoid sale?

- Call your county treasurer and make sure taxes are current. If not, let them know you have a legal interest in the property (renting or buying).
- If someone else owes taxes, make sure the owner, seller or landlord has paid. If you pay, the mobile home owner may have to pay you back.
- Pay the taxes, as well as any penalties, and collection expenses. Some counties may let you pay in installments.
- If you have a defense to the tax, you must file in court **before** the date listed in the notice.

**To see if you qualify for free legal help, contact Indiana Legal Services at (844) 243-8570 between 10:00 and 2:00 Eastern Monday Through Friday.**

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Mobile Home Tax Sales--Know Your Rights

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Printed: May 22, 2019

<http://www.indianalegalservices.org/node/993/mobile-homes-and-property-taxes>

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