



Department of Commerce

Division of Real Estate & Professional Licensing

What You Need To Know Before You Rent-to-Own

The Division of Real Estate and Professional Licensing (Division) considers rent-to-own agreements to be included in the activities that require a manufactured housing dealer license. Rent-to-own situations may be considered “casual sales” for the purposes of licensing law. In general, Ohio Revised Code Section 4781.16(A) states that no person shall “make more than five casual sales of manufactured homes or mobile homes in a twelve-month period without obtaining a license as a manufactured housing dealer...”.

Therefore, if an individual sells more than five manufactured homes within a twelve-month period, via rent-to-own or any other method, the person selling the unit(s) is required to obtain a dealer’s license. The seller must also comply with all other state and federal laws that apply to the transaction including, but not limited to, financing regulations and HUD regulations. Additionally, often the documents for this type of sale are developed by an individual who is not a licensed attorney, an activity that may be seen as practicing law without a license. The Division recommends that individuals who are interested in selling manufactured homes through rent-to-own agreements contact an attorney to ensure they do not run afoul of lending restrictions, legal or manufactured housing license laws or other state/federal laws.