

# Denny Hoskins

Secretary of State / Administrative Rules  
RULE TRANSMITTAL

000541

Administrative Rules Stamp

Received

APR 29 2026

SECRETARY OF STATE  
ADMINISTRATIVE RULES  
JCAR Stamp

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By JCAR at 4:24 pm, Apr 29, 2026

Rule number 20 CSR 4240-127.010

Use a SEPARATE rule transmittal sheet for EACH individual rulemaking.

Name of person(s) Administrative Rules can contact with questions about this rule:

Content Nancy Dippell Phone 573-751-8518 Fax 573-526-6010

Email address Nancy.Dippell@psc.mo.gov

Data Entry Kayla Kliethermes Phone 573-751-4256 Fax 573-526-6010

Email address Kayla.Kliethermes@psc.mo.gov

Interagency mailing address Public Service Commission, 9<sup>th</sup> Floor Gov. Office Bldg, JC, MO

## TYPE OF RULEMAKING ACTION TO BE TAKEN

Emergency rulemaking >  Rule  Amendment  Rescission  Termination

Effective date for the emergency \_\_\_\_\_

Proposed rulemaking >  Rule  Amendment  Rescission

Rule Action Notice

In Addition

Rule Under Consideration

Request for Non-Substantive Change

Statement of Actual Cost

Order of Rulemaking >  Withdrawal  Adoption  Amendment  Rescission

Effective date for the order \_\_\_\_\_

Statutory 30 days OR  Specific date \_\_\_\_\_

Does the Order of Rulemaking contain changes to the rule text?  NO

YES—LIST THE SECTIONS/SUBSECTIONS WITH CHANGES:

\_\_\_\_\_  
\_\_\_\_\_

STATE CAPITOL  
201 W. CAPITOL AVENUE, ROOM 216  
JEFFERSON CITY, MISSOURI 65101



(573) 751-3222  
WWW.GOVERNOR.MO.GOV

*Mike Kehoe*

GOVERNOR  
STATE OF MISSOURI

April 20, 2026

Kayla Hahn, Chair  
Missouri Public Service Commission  
P O Box 360  
Jefferson City MO 65102

Dear Ms. Hahn:

Our office has received the Proposed Amendment rulemakings for the following regulations:

- **20 CSR 4240-125.060** Licensing
- **20 CSR 4240-126.010** Definitions
- **20 CSR 4240-126.020** Consumer Recovery Fund
- **20 CSR 4240-127.010** Definitions

Executive Order 25-13 requires this office's approval before state agencies release proposed regulations for notice and comment, amend existing regulations, or adopt new regulations. After our review, we approve submission of the rule and the regulatory impact report (if required) to JCAR and the Secretary of State.

Sincerely,

A handwritten signature in cursive script that reads "Lowell Pearson".

Lowell Pearson  
General Counsel



## *Missouri Public Service Commission*

**MAIDA J. COLEMAN**  
Commissioner

**KAYLA HAHN**  
Chair

**JOHN P. MITCHELL**  
Commissioner

**GLEN KOLKMEYER**  
Commissioner

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JEFFERSON CITY, MISSOURI 65102  
573-751-3234  
573-751-1847 (Fax Number)  
<http://psc.mo.gov>

**VACANT**  
Commissioner

April 29, 2026

Denny Hoskins  
Secretary of State  
Administrative Rules Division  
600 West Main Street  
Jefferson City, Missouri 65101

**Re: 20 CSR 4240-127.010 Definitions**

Dear Secretary Hoskins,

### CERTIFICATION OF ADMINISTRATIVE RULE

I do hereby certify that the attached is an accurate and complete copy of the proposed amendment lawfully submitted by the Missouri Public Service Commission.

The Public Service Commission further certifies it has conducted an analysis of whether or not there has been a taking of real property pursuant to section 536.017, RSMo, that the proposed amendment does not constitute a taking of real property under relevant state and federal law.

The Public Service Commission has determined and hereby also certifies that if the proposed amendment does affect small business pursuant to sections 536.300 to 536.310, RSMo, a small business impact statement has been filed as required by those sections. If no small business impact statement has been filed the proposed amendment either does not affect small business or the small business requirements do not apply pursuant to section 536.300.4, RSMo.

Statutory Authority: *sections 700.040 and 700.692, RSMo 2016.*

If there are any questions regarding the content of this proposed amendment, please contact:

Nancy Dippell  
Secretary/Chief Regulatory Law Judge  
Missouri Public Service Commission  
200 Madison Street  
P.O. Box 360  
Jefferson City, MO 65102  
(573) 751-8518  
Nancy.Dippell@psc.mo.gov



*Nancy Dippell*

Nancy Dippell  
Secretary

Enclosures



## *Missouri Public Service Commission*

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**VACANT**  
Commissioner

April 29, 2026

Sarah Schappe  
Director  
Joint Committee on Administration Rules  
State Capitol, Room B8A  
Jefferson City, Missouri 65101

### **Re: 20 CSR 4240-127.010 Definitions**

Dear Director Schappe,

#### CERTIFICATION OF ADMINISTRATIVE RULE

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*Nancy Dippell*

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Secretary

Enclosures



**Title 20—DEPARTMENT OF  
COMMERCE AND INSURANCE  
Division 4240—Public Service Commission  
Chapter 127—Manufactured Homes and Modular Units**

**PROPOSED AMENDMENT**

**20 CSR 4240-127.010 Definitions.** The Missouri Public Service Commission is amending section (1), deleting subsection (1)(DD), and relettering the following subsections.

*PURPOSE: This proposed amendment updates a citation to Chapter 121 in section (1) and subsection (1)(DD) which have been rescinded previously. This proposed amendment also reletters subsections ((1)(EE) through (1)(XX) accordingly.*

(1) The following definitions apply to Chapter 120, *[Chapter 121,]* Chapter 123, Chapter 124, Chapter 125, and Chapter 126:

*[(DD) Limited use installer license is a manufactured housing limited use installer license issued by the commission which is valid for a period of one hundred eighty (180) days and is limited to one (1) renewal;]*

*[(EE)] (DD) Manager means the manager of the manufactured housing and modular units program of the Public Service Commission and persons working under his or her supervision;*

*[(FF)] (EE) Manufactured home as defined by section 700.010, RSMo means a structure, transportable in one (1) or more sections, which, in the traveling mode, is eight (8) body feet or more in width or forty (40) body feet or more in length, or, when erected on-site, is three hundred twenty (320) or more square feet, and which is built on a permanent chassis and designed to be used as a dwelling with or without a permanent foundation when connected to the required utilities, and includes the plumbing, heating, air-conditioning, and electrical systems contained therein. The term includes any structure that meets all of the requirements of this subsection except the*

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size requirements and with respect to which the manufacturer voluntarily files a certification required by the United States Secretary of Housing and Urban Development and complies with the standards established under Title 42 of the United States Code. The term includes units which are in two (2) or more separately towable components designed to be joined into one (1) integral unit capable of being again separated into the components and also includes two (2) manufactured home units joined into a single residential or business unit which are kept on a separate chassis for repeated towing. Manufactured home shall not include a recreational vehicle;

*[(GG)]* **(FF)** Manufactured housing and modular units program means the unit within the commission authorized to carry out certain duties of the commission as they relate to manufactured homes and modular units;

*[(HH)]* **(GG)** Manufactured Housing Consumer Recovery Fund or Recovery Fund means the fund established for the purpose of paying unsatisfied claims as approved by the commission under the procedures established by this chapter, administered by the commission, and used solely as prescribed in this chapter and pursuant to section 700.041, RSMo;

*[(II)]* **(HH)** Manufacturer is any person or entity who manufactures manufactured homes, or modular units, including persons who engage in importing manufactured homes, or modular units for resale;

*[(JJ)]* **(II)** Manufacturer's installation manual shall be the installation manual and any changes or addendums as provided by the home manufacturer for the installation of manufactured home, modular unit, tie-down system, or any component part, including, but not limited to, the supporting, fastening, bolting of the floors, roof section(s), end walls, fastening down to foundation, electrical connections, water crossovers, and any other such operation that will be needed to properly set up a manufactured home or modular unit;

*[(KK)]* **(JJ)** Manufacturing program is an organization capable of manufacturing modular units which is comprised of at least a quality control manual and detailed plans for each type of modular unit to be manufactured under a program approved in writing by the manager as conforming to the requirements of this chapter, the code, and Chapter 700, RSMo as it relates to modular units;

~~[(LL)]~~ **(KK)** Modular unit means a factory fabricated transportable building section designed to be used by itself or to be incorporated with other sections at a building site into single modular structures to be used for residential, commercial, educational, or industrial purposes. For purposes of this chapter, modular unit only means a unit(s) making up a completed modular structure. Separate modular sections are not modular units until assembled into a single modular unit. A manufactured modular unit may be moved as more than one (1) unit, but shall not consist of panels, nor individual pieces to be assembled on the permanent foundation or be more than those necessary pieces needed to complete final setup. This definition shall not apply to structures under six hundred fifty (650) square feet used temporarily and exclusively for construction site office purposes;

~~[(MM)]~~ **(LL)** Notice of completion is a notice issued by the manager to a manufacturer, installer, or dealer, or each responsible entity, that the inspectors have completed setup inspections. A notice of completion shall not preclude inspections conducted pursuant to a consumer complaint;

~~[(NN)]~~ **(MM)** Person is an individual, partnership, corporation, or other legal entity;

~~[(OO)]~~ **(NN)** Pre-owned manufactured home means a manufactured home that has been sold at retail or rented, leased, or occupied either as a dwelling or a place of business;

~~[(PP)]~~ **(OO)** Primary installer means an installer who is responsible for the initial installation of the home to include ensuring the home site is properly prepared, ensuring the foundation and/or piers meet the applicable standards before setting the home on the site, and placing the installation decal and sign-off portion of the decal on the home;

~~[(QQ)]~~ **(PP)** Purchase agreement or bill of sale means a writing reflecting the terms of transfer of property between a dealer and the purchaser;

~~[(RR)]~~ **(QQ)** Registration means the application submitted to the manufactured housing and modular units program and payment of the registration and renewal fee as established in section 700.095, RSMo;

[(SS)] **(RR)** State administrative agency means an agency of a state which has been approved or conditionally approved to carry out a state plan for enforcement of the federal standards under Section 623 of the Act (42 U.S.C. 5422);

[(TT)] **(SS)** State plan means the procedure by which a state administrative agency proposes to cooperate with the secretary of HUD in the administration and enforcement of the federal standards;

[(UU)] **(TT)** State plan application means the application of a state agency to be approved by the secretary of HUD as a state administrative agency;

[(VV)] **(UU)** Tie means straps, cable, or securing devices used to connect the manufactured home to the anchor;

[(WW)] **(VV)** Unclassified soil means soils that have not been evaluated to determine anchor-holding capacity; and

[(XX)] **(WW)** Unsatisfied claim is any claim for the actual cost of damages or repairs arising from a violation of Chapter 700, RSMo, the commission's rules, or the standards in 24 CFR sections 3280 and 3282, and which a consumer has not been able to recover.

*AUTHORITY: sections 700.040 and 700.692, RSMo 2016.\* This rule originally filed as 4 CSR 240-127.010. Original rule filed July 6, 2017, effective March 30, 2018. Moved to 20 CSR 4240-127.010, effective Aug. 28, 2019. Amended: Filed \_\_\_\_\_, effective \_\_\_\_\_.*

*\*Original authority: 700.040, RSMo 1973, amended 1976, 1978, 1982, 1984, 1989, 1993, 1995, 1999 and 700.692, RSMo 2004.*

*PUBLIC COST: This proposed amendment will not cost state agencies or political subdivisions more than five hundred dollars (\$500.00) in the aggregate.*

*PRIVATE COST: This proposed amendment will not cost private entities more than five hundred dollars (\$500.00) in the aggregate.*

*NOTICE TO SUBMIT COMMENTS AND NOTICE OF PUBLIC HEARING: Anyone may file comments in support of or in opposition to this proposed amendment with the Missouri Public Service Commission, Nancy Dippell, Secretary of the Commission, P.O. Box 360, Jefferson City, MO 65102. To be considered, comments must be received at the commission's offices on or before June 30, 2026, and should include a reference to Commission Case No. MX-2026-0286. Comments may also be submitted via a filing using the commission's electronic filing and information system at [https://psc.mo.gov/General/Submit\\_Comments](https://psc.mo.gov/General/Submit_Comments). A public hearing regarding this proposed amendment is scheduled for July 9, 2026, at 10 a.m., in Room 310 of the Governor Office Building, 200 Madison St., Jefferson City, MO. Interested persons may appear at this hearing to submit additional comments and/or testimony in support of or in opposition to this proposed amendment and may be asked to respond to commission questions. Any persons with special needs as addressed by the Americans with Disabilities Act should contact the Missouri Public Service Commission at least ten (10) days prior to the hearing at one (1) of the following numbers: Consumer Services Hotline 1-800-392-4211 or TDD Hotline 1-800-829-7541.*