



**Your Safety • Your Mobility
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IDAHO TRANSPORTATION DEPARTMENT

Division of Motor Vehicles • dmv.idaho.gov

P.O. Box 7129 • Boise, ID 83707-1129

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Tiny Homes**

Introduction

Tiny homes or tiny houses have become a trend in recent years. These homes are small structures, typically between 100 and 600 square feet, that usually offer the same living amenities as regular homes such as running water and plumbing, appliances, etc., only on a smaller scale. Some are built for use at a permanent location while others are built on wheels. The latter are at the smaller end of the spectrum with dimensions that do not require an overlegal permit when used on highways. Manufacturers make them mobile because they don't meet building code requirements that require a certain minimum square footage for permanent structures.

Titling and Registration

As is the case with any vehicle, in order to be titled and registered, a tiny home must meet the definition of a vehicle that is titled and registered. If a tiny home meets the definition of either "park model recreational vehicle" in [IC 49-117\(2\)](#) or "travel trailer" in [IC 49-121\(6\)\(f\)](#), it is titled and may also be registered as an RV (see registrations policy manual for more information).

To meet the definition of park model recreational vehicle, the home must:

1. Be designed to provide temporary accommodations for recreational, camping or seasonal use;
2. Have been built on a single chassis;
3. Have originally been mounted on wheels;
4. Have a gross trailer area of 400 square feet or less in set-up mode; and
5. Be certified by the manufacturer to have been built to ANSI standards for recreational park trailers.

To meet the definition of travel trailer, the home must be:

1. Mounted on wheels;
2. Designed to provide temporary living quarters for recreational, camping, travel or emergency use; and
3. Of such size as to not require an overlegal permit according to [IC 49-1010](#).

It would require an overlegal permit and therefore could not meet the travel trailer definition if it met any of the following:

- Width over 8-1/2 feet
- Height over 14 feet
- Length over 48 feet

For determining dimensions, [IDAPA 39.03.01](#) provides the following requirements:



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- Height. “The total vertical dimension of a vehicle above the ground surface including any load and load-holding device thereon.”
- Length. “The total longitudinal dimension of a single vehicle, a trailer, or a semi-trailer. Length of a trailer or semi-trailer is measured from the front of the cargo-carrying unit to its rear, exclusive of all overhang and any appurtenances listed in IDAPA 39.03.06, “Rules Governing Allowable Vehicle Size”.
- Width. “The total outside transverse dimension of a vehicle including any load or load-holding devices thereon, but excluding any appurtenances listed in [IDAPA 39.03.06](#), ‘Rules Governing Allowable Vehicle Size’.”

[IDAPA 39.03.06](#) excludes non-cargo carrying items such as awnings on RVs from the width measurements, and other non-cargo carrying items from length. Specifically, IDAPA 39.03.06.100.02 states “Rearview mirrors, turn signal lamps, splash and spray suppressant devices, awnings on recreational vehicles, load induced tire bulge, and other non-cargo carrying appurtenances shall be excluded from the calculation of allowable width. Front mounted refrigeration units, energy conservation devices, bolsters, mechanical fastening devices, hydraulic lift gates, external front mounted side curtain rollers, and other non-cargo carrying appurtenances or devices shall be excluded from a determination of allowable length.”

To move a tiny home on roads, it must also meet the equipment requirements found in [IC Title 49, Chapter 9](#), e.g. brakes, tail lights, turn signal lights, etc.

Tiny Home Websites

<https://www.tinyhomebuilders.com/tiny-houses>

<https://loans.usnews.com/factors-to-consider-before-joining-the-tiny-house-movement>

<https://www.pbs.org/newshour/nation/tiny-houses-are-trendy-minimalist-and-often-illegal>

<https://newatlas.com/tiny-houses/>

<https://www.forbes.com/sites/trulia/2016/11/08/5-reasons-buying-a-tiny-house-is-a-mistake/#dc39e2a5f2bc>

<https://www.newyorker.com/magazine/2011/07/25/lets-get-small>
