

By Senator Latvala

19-1708-02

1 A bill to be entitled
2 An act relating to mobile home communities;
3 amending s. 420.507, F.S.; authorizing the
4 Florida Housing Finance Corporation to
5 establish a loan program for mobile home
6 residents to purchase mobile home parks;
7 amending s. 420.9071, F.S.; redefining the term
8 "eligible housing"; amending s. 723.037, F.S.;
9 requiring a park owner to meet with a mobile
10 home residents committee within a specified
11 time; amending s. 723.06116, F.S.; conforming
12 statutory cross-references; providing an
13 effective date.

15 Be It Enacted by the Legislature of the State of Florida:

16
17 Section 1. Paragraph (i) is added to subsection (23)
18 of section 420.507, Florida Statutes, to read:

19 420.507 Powers of the corporation.--The corporation
20 shall have all the powers necessary or convenient to carry out
21 and effectuate the purposes and provisions of this part,
22 including the following powers which are in addition to all
23 other powers granted by other provisions of this part:

24 (23) To develop and administer the Florida
25 Homeownership Assistance Program. In developing and
26 administering the program, the corporation may:

27 (i) Establish a program to provide permanent loans for
28 residents of a mobile home park established under chapter 723
29 at the time that residents elect to purchase the mobile home
30 park from the park owner and become owners of the property
31 either in fee simple or in a cooperative ownership.

1 Section 2. Subsection (8) of section 420.9071, Florida
2 Statutes, is amended to read:

3 420.9071 Definitions.--As used in ss.
4 420.907-420.9079, the term:

5 (8) "Eligible housing" means any real and personal
6 property located within the county or the eligible
7 municipality which is designed and intended for the primary
8 purpose of providing decent, safe, and sanitary residential
9 units, including mobile homes located in a mobile home park
10 created under chapter 723 and being purchased by or owned by
11 the residents of the park in fee simple or in a cooperative
12 form of ownership, which ~~that~~ are designed to meet the
13 standards of chapter 553 for home ownership or rental for
14 eligible persons as designated by each county or eligible
15 municipality participating in the State Housing Initiatives
16 Partnership Program.

17 Section 3. Paragraph (c) of subsection (4) of section
18 723.037, Florida Statutes, is amended to read:

19 723.037 Lot rental increases; reduction in services or
20 utilities; change in rules and regulations; mediation.--

21 (4)

22 (c) If the committee disagrees with a park owner's lot
23 rental amount increase based upon comparable mobile home
24 parks, the committee shall disclose to the park owner the
25 name, address, lot rental amount, and any other relevant
26 factors relied upon by the committee, such as facilities,
27 services, and amenities, concerning the comparable mobile home
28 parks. The committee shall provide to the park owner the
29 disclosure, in writing, within 15 days after the meeting with
30 the park owner, together with a request for a second meeting.
31 The park owner shall meet with the committee at a mutually

1 convenient time and place within 30 days after receipt by the
2 park owner of the request from the committee to discuss the
3 disclosure provided by the committee.

4 Section 4. Subsection (2) of section 723.06116,
5 Florida Statutes, is amended to read:

6 723.06116 Payments to the Florida Mobile Home
7 Relocation Trust Fund.--

8 (2) A mobile home park owner is not required to make
9 the payment prescribed in subsection (1), nor is the mobile
10 home owner entitled to compensation under s. 723.0612(1)~~s.~~
11 ~~723.0612~~, when:

12 (a) The mobile home park owner moves a mobile home
13 owner to another space in the mobile home park or to another
14 mobile home park at the park owner's expense;

15 (b) A mobile home owner is vacating the premises and
16 has informed the mobile home park owner or manager before the
17 change in use notice has been given; or

18 (c) A mobile home owner abandons the mobile home as
19 set forth in s. 723.0612(7)~~s. 723.0612(8)~~.

20 Section 5. This act shall take effect upon becoming a
21 law.

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24 SENATE SUMMARY

25 Authorizes the use of a loan program for mobile home
26 resident communities to assist in purchasing mobile home
27 parks.