

COMMITTEE/SUBCOMMITTEE AMENDMENT

Bill No. CS/CS/HB 711 (2012)

Amendment No. 1.

COMMITTEE/SUBCOMMITTEE ACTION

ADOPTED        (Y/N)  
ADOPTED AS AMENDED        (Y/N)  
ADOPTED W/O OBJECTION        (Y/N)  
FAILED TO ADOPT        (Y/N)  
WITHDRAWN        (Y/N)  
OTHER       

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1 Committee/Subcommittee hearing bill: Health & Human Services  
2 Committee

3 Representative Hooper offered the following:

4  
5 **Amendment (with title amendment)**

6 Remove everything after the enacting clause and insert:

7 Section 1. Section 155.40, Florida Statutes, is amended to  
8 read:

9 155.40 Sale or lease of county, district, or municipal  
10 hospital; effect of sale.—

11 (1) As used in this section, the term:

12 (a) "Affected community" means those persons residing  
13 within the geographic boundaries defined by the charter of the  
14 county, district, or municipal hospital, or if the boundaries  
15 are not specifically defined by charter, by the geographic area  
16 from which 75 percent of the county, district, or municipal  
17 hospital's inpatient admissions are derived.

18 (b) "Fair market value" means the price that a seller or  
19 lessor is willing to accept and a buyer or lessee is willing to  
20 pay on the open market and in an arms-length transaction, or

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21 what a certified public accounting firm, or an independent  
22 expert in hospital valuation determines the fair market value to  
23 be.

24 (c) "Interested party" includes any party submitting a  
25 proposal for sale or lease of the county, district, or municipal  
26 hospital; any taxpayer from the county, district, or  
27 municipality in which the majority of the physical assets of the  
28 hospital are located; or the governing board of the hospital.

29 (d) "Net operating revenues" has the same meaning as  
30 provided in s. 395.701(1). The term does not include restricted  
31 donations and grants for indigent care or nonoperating revenues,  
32 including, but not limited to, local unrestricted tax revenues  
33 and appropriated funds from state and local governments or any  
34 other type of tax support, gain or loss from the sale of assets,  
35 or unrestricted contributions.

36 (e) "Qualified purchaser or lessee" means an entity that  
37 demonstrates access to capital in an amount equal to or in  
38 excess of 25 per cent of the net operating revenue generated in  
39 the immediately preceding fiscal year of the hospital that is  
40 the subject of the sale or lease. Such access to capital can be  
41 demonstrated by cash reserves, an existing line of credit, or a  
42 binding commitment to obtain a line of credit to finance the  
43 purchase in an amount that equals or exceeds 25 per cent of the  
44 net operating revenue generated by the hospital.

45 (2) ~~(1)~~ In the interest of providing quality health care  
46 services to the ~~order that~~ citizens and residents of ~~this the~~  
47 state ~~may receive quality health care,~~ and notwithstanding any  
48 other provision of general or special law, a ~~any~~ county,  
49 district, or municipal hospital organized and existing under the

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50 laws of this state, acting by and through its governing board,  
51 ~~may shall have the authority to~~ sell or lease the such hospital  
52 to a for-profit or not-for-profit Florida entity corporation,  
53 and enter into leases or other contracts with a for-profit or  
54 not-for-profit Florida entity corporation for the purpose of  
55 operating the and managing such hospital and ~~any or all of its~~  
56 facilities ~~of whatsoever kind and nature~~. The term of any such  
57 lease, contract, or agreement and the conditions, covenants, and  
58 agreements to be contained therein shall be determined by the  
59 governing board of the such county, district, or municipal  
60 hospital. The governing board of the hospital must find that the  
61 sale, lease, or contract is in the best interests of the  
62 affected community public and must state the basis of that such  
63 finding. ~~If the governing board of a county, district, or~~  
64 ~~municipal hospital decides to lease the hospital, it must give~~  
65 ~~notice in accordance with paragraph (4) (a) or paragraph (4) (b).~~

66 ~~(3)-(2)-A~~ Any such lease, contract, or agreement made  
67 pursuant hereto shall:

68 (a) Provide that the articles of incorporation of the such  
69 for-profit or not-for-profit corporation be subject to the  
70 approval of the board of directors or board of trustees of the  
71 such hospital;

72 (b) Require that any not-for-profit corporation become  
73 qualified under s. 501(c)(3) of the United States Internal  
74 Revenue Code;

75 (c) Provide for the orderly transition of the operation and  
76 management of the such facilities;

77 (d) Provide for the return of the such facility to the  
78 county, municipality, or district upon the termination of the

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79 ~~such~~ lease, contract, or agreement; and

80 (e) Provide for the continued treatment of indigent  
81 patients pursuant to the Florida Health Care Responsibility Act  
82 and pursuant to chapter 87-92, Laws of Florida.

83 ~~(3) Any sale, lease, or contract entered into pursuant to~~  
84 ~~this section prior to the effective date of this act must have~~  
85 ~~complied with the requirements of subsection (2) in effect at~~  
86 ~~the time of the sale, lease, or contract. It is the intent of~~  
87 ~~the Legislature that this section does not impose any further~~  
88 ~~requirements with respect to the formation of any for-profit or~~  
89 ~~not-for-profit Florida corporation, the composition of the board~~  
90 ~~of directors of any Florida corporation, or the manner in which~~  
91 ~~control of the hospital is transferred to the Florida~~  
92 ~~corporation.~~

93 (4) (a) By December 31, 2012, the governing board of a  
94 county, district, or municipal hospital shall commence an  
95 evaluation of the benefits to an affected community from the  
96 sale or lease of hospital facilities owned by the board. The  
97 board shall:

98 1. Conduct a public hearing, which is to be noticed in one  
99 or more newspapers of general circulation in the county in which  
100 the majority of the physical assets of the hospital are located  
101 and in the Florida Administrative Weekly at least 15 days before  
102 the hearing is scheduled to occur.

103 2. Contract with a certified public accounting firm or  
104 other firm that has substantial expertise in the valuation of  
105 hospitals to independently establish the fair market value of  
106 the hospital. The firm's valuation report shall be published at  
107 least 7 business days before the scheduled public hearing.

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108       3. Conduct an operating comparison between the hospital and  
109 other similarly situated hospitals. The comparison shall examine  
110 both not-for-profit and for-profit hospitals, which have a  
111 similar service mix, to determine whether there is a difference  
112 in operating costs, or measurable outcomes by using publicly  
113 available data provided by the Agency for Health Care  
114 Administration and the quality metrics identified by the Centers  
115 for Medicare and Medicaid Services Core Measures. The comparison  
116 must determine whether it is more beneficial to taxpayers and  
117 the affected community for the hospital to be operated by a  
118 governmental entity, or whether the hospital can be operated by  
119 a not-for-profit or for-profit entity with similar or better  
120 cost-efficiencies or measurable outcomes identified by the  
121 Centers for Medicare and Medicaid Services Core Measures. The  
122 comparison must also determine whether there is a net benefit to  
123 the community to operate the hospital as a not-for-profit or  
124 for-profit entity and use the proceeds of the sale or lease.

125       4. Make publicly available all documents considered by the  
126 board in the course of such evaluation.

127       (b) Within 120 days after the initiation of the process  
128 established in paragraph (a), the governing board shall publish  
129 notice of the board's findings in one or more newspapers of  
130 general circulation in the county in which the majority of the  
131 physical assets of the hospital are located and in the Florida  
132 Administrative Weekly.

133       (5)~~(4)~~ In the event the governing board of a county,  
134 district, or municipal hospital determines that it is no longer  
135 in the best interest of the affected community to own or operate  
136 a hospital and elects to consider a sale or lease, the governing

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137 board must first determine whether there are any qualified  
138 purchasers or lessees. In the process of evaluating any  
139 qualified purchaser or lessee elects to sell or lease the  
140 hospital, the board shall:

141 ~~(a) Negotiate the terms of the sale or lease with a for-~~  
142 ~~profit or not-for-profit Florida corporation and Publicly~~  
143 advertise the meeting at which the proposed sale or lease will  
144 be considered by the governing board of the hospital in  
145 accordance with s. 286.0105 and 286.011; or

146 (b) Publicly advertise the offer to accept proposals in  
147 accordance with s. 255.0525 and receive proposals from all  
148 ~~interested and~~ qualified purchasers and lessees.

149  
150 Any sale or lease must be for fair market value, or if not for  
151 fair market value, the lease must be in the best interest of the  
152 affected community. A ~~and any~~ sale or lease must comply with all  
153 applicable state and federal antitrust laws.

154 (6) A determination by a governing board to accept a  
155 proposal for sale or lease must state, in writing, the findings  
156 and basis for supporting the determination.

157 (a) The governing board's acceptance of a proposal for  
158 sale or lease must include a description of how the sale or  
159 lease satisfies each of the following requirements:

160 1. The transaction represents fair market value. If the  
161 proposal is for less than fair market value, the governing board  
162 shall provide an explanation of how the best interests of the  
163 affected community are served by the proposed transaction.

164 2. Acceptance of the proposal will result in a reduction or  
165 elimination of ad valorem or other taxes for taxpayers in the

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166 district.

167 3. The proposal includes an enforceable commitment that  
168 programs and services and quality health care will continue to  
169 be provided to all residents of the affected community,  
170 particularly to the indigent, the uninsured, and the  
171 underinsured.

172 4. Disclosure has been made of all conflicts of interest,  
173 including, but not limited to, whether the sale or lease of the  
174 hospital would result in a private gain or loss to members of  
175 the governing board, management employees, or members of the  
176 medical staff of the county, district, or municipal hospital.  
177 Such disclosure shall include whether current members of the  
178 governing board will be serving on the board of any successor  
179 private entity. Conflicts of interest, with respect to experts  
180 retained by the governing board shall also be disclosed.

181 5. Disclosure has been made by the seller or lessor of all  
182 contracts with physicians or other entities providing contracted  
183 health care services for the seller or lessor, including all  
184 agreements or contracts that may be void or voidable upon the  
185 completion of the transaction.

186 6. The proposal is in compliance with subsections (7) and  
187 (8).

188 (b) The findings must be accompanied by all information and  
189 documents relevant to the governing board's determination,  
190 including, but not limited to:

191 1. The names and addresses of all parties to the  
192 transaction.

193 2. The location of the hospital and all related facilities.

194 3. A description of the terms of all proposed agreements.

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195 4. A copy of the proposed sale or lease agreement and any  
196 related agreements, including, but not limited to, leases,  
197 management contracts, service contracts, and memoranda of  
198 understanding.

199 5. Any valuations of hospital assets prepared during the 3  
200 years immediately preceding the proposed transaction date.

201 6. The fair market value analysis, or any other valuation  
202 prepared at the request of the board, owner of the hospital, or  
203 managing entity of the hospital, and the proposed acquisition  
204 price.

205 7. Copies of all other proposals and bids that the  
206 governing board may have received or considered in compliance  
207 with subsection (5).

208 (7) Within 120 days before the anticipated closing date of  
209 the proposed transaction, the governing board shall make  
210 publicly available all findings and documents required under  
211 subsection (6) and publish a notice of the proposed transaction  
212 in one or more newspapers of general circulation in the county  
213 in which the majority of the physical assets of the hospital are  
214 located. The notice shall include the names of the parties  
215 involved and the means by which a person may submit written  
216 comments about the proposed transaction to the governing board  
217 and obtain copies of the findings and documents required under  
218 subsection (6).

219 (8) Within 20 days after the date of publication of public  
220 notice, any person may submit written comments of opposition to  
221 the transaction to the governing board.

222 (9) A governing board of a county, district, municipal  
223 hospital may not enter into a sale or lease of a hospital



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224 facility without first receiving approval from a circuit court  
225 or, for any such hospital that is required by its statutory  
226 charter to seek approval by referendum for any action that would  
227 result in the termination of the direct control of the hospital  
228 by its governing board, approval by such referendum.

229 (a) Circuit courts shall have jurisdiction to approve the  
230 sale or lease of a county, district, or municipal hospital. A  
231 petition for approval shall be filed in the circuit in which the  
232 majority of the physical assets of the hospital are located.

233 (b) The governing board shall file a petition in a circuit  
234 court seeking approval of the proposed transaction at least 30  
235 days after publication of the notice of the proposed  
236 transaction.

237 (c) A petition filed by the governing board shall include  
238 all findings and documents required under subsection (6) and  
239 certification by the governing board of compliance with all  
240 requirements of this section. The chair of the governing board  
241 must certify under oath and subject to the penalty of perjury on  
242 a form accompanying the petition that the contents of the  
243 petition and representations therein are true and correct.

244 (10) Within 45 days of receiving a petition, the court  
245 shall, render a final judgment as to whether the governing board  
246 complied with the process provided in this section. In reaching  
247 its final judgment, the court shall determine whether:

248 (a) The proposed transaction is permitted by law.

249 (b) The proposed transaction does not unreasonably exclude  
250 a potential purchaser or lessee on the basis of being a for-  
251 profit or a not-for-profit Florida corporation or other form of  
252 business organization, such as a partnership or limited

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253 liability company.

254 (c) The governing board publicly advertised the meeting at  
255 which the proposed transaction was considered by the board in  
256 compliance with ss. 286.0105 and 286.011.

257 (d) The governing board publicly advertised the offer to  
258 accept proposals in compliance with s. 255.0525.

259 (e) Any conflict of interest was disclosed, including, but  
260 not limited to, conflicts of interest relating to members of the  
261 governing board and experts retained by the parties to the  
262 transaction.

263 (f) The seller or lessor documented that it will receive  
264 fair market value for the sale or lease of the assets or, if  
265 leased at less than fair market value, the governing board  
266 provided a detailed explanation of how the best interests of the  
267 affected community are served by the acceptance of less than  
268 fair market value for the lease of the hospital.

269 (h) The governing board incorporated a provision in the  
270 sale or lease requiring the acquiring entity to continue to  
271 provide existing programs and services and quality health care  
272 to all residents of the affected community, particularly to the  
273 indigent, the uninsured, and the underinsured.

274 (i) The governing board documented whether the proposed  
275 transaction will result in a reduction or elimination of ad  
276 valorem or other taxes used to support the hospital.

277 (11) Any party to the action has the right to seek judicial  
278 review of the decision in the appellate district where the  
279 petition for approval was filed.

280 (a) All proceedings shall be instituted by filing a notice  
281 of appeal in accordance with the Florida Rules of Appellate

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282 Procedure within 30 days after the date of the final judgment.

283 (b) In such judicial review, the appellate court shall  
284 affirm the decision of the circuit court, unless the decision is  
285 arbitrary, capricious, or not in compliance with this section.

286 (12) All costs shall be paid by the governing board, unless  
287 an interested party contests the action, in which case the court  
288 may assign costs equitably to the parties.

289 (13) If any provision of subsection (6) is not followed,  
290 the contract for sale or lease is voidable by any party to the  
291 contract. If any member of the governing board negligently or  
292 willfully violates subsection (6), as determined by the  
293 Commission on Ethics after receipt of a sworn complaint pursuant  
294 to s. 112.322, the member is subject to a penalty, as determined  
295 by the Commission on Ethics pursuant to s. 112.317.

296 (14) ~~(5)~~ If ~~In the event~~ a hospital operated by a for-profit  
297 or not-for-profit Florida entity ~~corporation~~ receives annually  
298 more than \$100,000 in revenues from the county, district, or  
299 municipality that owns the hospital, the Florida entity  
300 ~~corporation~~ must be accountable to the county, district, or  
301 municipality with respect to the manner in which the funds are  
302 expended by either:

303 (a) Having the revenues subject to annual appropriations by  
304 the county, district, or municipality; or

305 (b) Where there is a contract to provide revenues to the  
306 hospital, the term of which is longer than 12 months, the  
307 governing board of the county, district, or municipality must be  
308 able to modify the contract upon 12 months notice to the  
309 hospital.

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311 A not-for-profit entity ~~corporation~~ that is subject to this  
312 subsection and that does not currently comply with the  
313 accountability requirements in this subsection shall have 12  
314 months after the effective date of this act to modify any  
315 contracts with the county, district, or municipality in a manner  
316 that is consistent with this subsection.

317 ~~(15)(6)~~ Unless otherwise expressly stated in the lease  
318 documents, the transaction involving the sale or lease of a  
319 hospital shall not be construed as:

320 (a) A transfer of a governmental function from the county,  
321 district, or municipality to the private purchaser or lessee;

322 (b) Constituting a financial interest of the public lessor  
323 in the private lessee; or

324 (c) Making a private lessee an integral part of the public  
325 lessor's decisionmaking process.

326 ~~(16)(7)~~ The lessee of a hospital, under this section or any  
327 special act of the Legislature, operating under a lease shall  
328 not be construed to be "acting on behalf of" the lessor as that  
329 term is used in statute, unless the lease document expressly  
330 provides to the contrary.

331 ~~(17)(8)~~ (a) If, whenever the sale of a public hospital by a  
332 public agency to a private ~~corporation or other private~~ entity  
333 pursuant to this section or pursuant to a special act of the  
334 Legislature reflects that:

335 1. The private ~~corporation or other private~~ entity  
336 purchaser acquires 100 percent ownership in the hospital  
337 enterprise;

338 2. The private ~~corporation or other private~~ entity  
339 purchases the physical plant of the hospital facility and has

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340 complete responsibility for the operation and maintenance of the  
341 facility, regardless of ownership of the underlying real  
342 property;

343 3. The public agency seller retains no control over  
344 decisionmaking or policymaking for the hospital;

345 4. The private ~~corporation or other private~~ entity  
346 purchaser receives no funding from the public agency seller  
347 other than by contract for services rendered to patients for  
348 whom the public agency seller has the responsibility to pay for  
349 hospital or medical care;

350 5. The public agency seller makes no substantial investment  
351 in or loans to the private entity;

352 6. The private ~~corporation or other private~~ entity  
353 purchaser was not created by the public entity seller; and

354 7. The private ~~corporation or other private~~ entity  
355 purchaser operates primarily for its own financial interests and  
356 not primarily for the interests of the public agency,

357  
358 such a sale shall be considered a complete sale of the public  
359 agency's interest in the hospital.

360 (b) A complete sale of a hospital as described in this  
361 subsection shall not be construed as:

362 1. A transfer of a governmental function from the county,  
363 district, or municipality to the private ~~corporation or other~~  
364 ~~private~~ entity purchaser;

365 2. Constituting a financial interest of the public agency  
366 in the private ~~corporation or other private~~ entity purchaser;

367 3. Making the private ~~corporation or other private~~ entity  
368 purchaser an "agency" as that term is used in statutes;

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369 4. Making the private ~~corporation or other private~~ entity  
370 purchaser an integral part of the public agency's decisionmaking  
371 process; or

372 5. Indicating that the private ~~corporation or other private~~  
373 entity purchaser is "acting on behalf of a public agency" as  
374 that term is used in statute.

375 (18) The following exemptions apply to county, district or  
376 municipal hospitals.

377 (a) If the governing board elects to sell or lease any  
378 physical property of a county, district, or municipal hospital  
379 and such property generated less than 20 percent of the  
380 hospital's net operating revenue within most recent fiscal year,  
381 the sale or lease of such property is exempt from the  
382 requirements under subsections (6)-(13). However, the governing  
383 board shall publicly advertise the meeting at which the proposed  
384 sale or lease of such property will be considered by the  
385 governing board of the hospital in accordance with s. 286.0105,  
386 and publicly advertise the offer to accept proposals in  
387 accordance with s. 255.0525, and receive proposals from all  
388 qualified purchasers and lessees. The sale or lease of the  
389 property must be for fair market value, or if not for fair  
390 market value, an explanation of how the affected community is  
391 best served by the transaction must be included in publication.

392 (b) The provisions of subsections (5)-(13) of this section  
393 do not apply to:

394 1. A county, district, or municipal hospital, that has  
395 executed a letter of intent to sell or lease the hospital  
396 accepted at a properly noticed public meeting, and whose  
397 governing board has voted to approve the letter of intent before

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398 December 31, 2011, if the final closing of the sale or lease  
399 transaction pursuant to the letter of intent occurs before  
400 December 31, 2012.

401 2. A county, district or municipal hospital, that is under  
402 lease as of the effective date of this act, as long as that  
403 lease remains in effect in accordance with the terms of the  
404 lease or if such lease is modified, extended or renewed. This  
405 includes any transaction, partnership, contract, sublease, or  
406 assignment that is entered into pursuant to the terms of a lease  
407 agreement in place before the effective date of this act.

408 However, any such hospital becomes subject to the provisions of  
409 this act upon:

410 a. Termination of the lease, unless the lease termination  
411 is the direct result of a new lease involving a partnership,  
412 transaction or contract in which both the existing lessor and  
413 lessee agree to the new lease between the lessor and another  
414 mutually agreed upon entity;

415 b. Notification provided to the lessee of a planned  
416 termination of the lease in accordance with the lease terms,  
417 unless the notification of lease termination is the direct  
418 result of a new lease involving a partnership, transaction or  
419 contract in which both the existing lessor and lessee agree to  
420 the new lease between the lessor and another mutually agreed  
421 upon entity;

422 c. Notification to the lessee that the lessor plans to seek  
423 potential new lessees or buyers; or

424 d. Notification to the lessee that the lessor plans to  
425 resume operation of the hospital upon termination of the lease.

426 (c) Notwithstanding subparagraph (b), a county, district or

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427 municipal hospital which has issued a request for proposals for  
428 the sale or lease of a hospital on or before the effective date  
429 of this act for purposes of receiving proposals from qualified  
430 purchasers or lessees, is not subject to subsections (5)-(14) if  
431 such issuance of a request for proposals directly results in a  
432 sale or lease of the hospital to a qualified purchaser or lessee  
433 before December 31, 2012.

434 (19) If a county, district, or municipal hospital is sold,  
435 any and all special district taxing authority associated with  
436 the hospital subject to the sale shall cease on the effective  
437 date of the closing date of the sale, unless a majority of the  
438 voters in the special district, by referendum, approve a  
439 continuation of the taxing authority. Such continuation must be  
440 at a substantially lower millage rate than is levied at the  
441 closing date of the sale.

442 Section 2. To the extent that any general or special law is  
443 inconsistent with, or otherwise in conflict with this act, such  
444 conflicting provisions are specifically superseded by this act.

445 Section 3. Section 395.3036, Florida Statutes, is amended  
446 to read:

447 395.3036 Confidentiality of records and meetings of  
448 entities ~~corporations~~ that lease public hospitals or other  
449 public health care facilities.—The records of a private entity  
450 ~~corporation~~ that leases a public hospital or other public health  
451 care facility are confidential and exempt from ~~the provisions of~~  
452 s. 119.07(1) and s. 24(a), Art. I of the State Constitution, and  
453 the meetings of the governing board of a private entity  
454 ~~corporation~~ are exempt from s. 286.011 and s. 24(b), Art. I of  
455 the State Constitution if ~~when~~ the public lessor complies with



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456 the public finance accountability provisions of s. 155.40(14)  
457 ~~155.40(5)~~ with respect to the transfer of any public funds to  
458 the private lessee and if ~~when~~ the private lessee meets at least  
459 three of the five following criteria:

460 (1) The public lessor that owns the public hospital or  
461 other public health care facility was not the incorporator or  
462 initial member of the private entity ~~corporation~~ that leases the  
463 public hospital or other health care facility.

464 (2) The public lessor and the private lessee do not  
465 commingle any of their funds in any account maintained by either  
466 of them, other than the payment of the rent and administrative  
467 fees or the transfer of funds pursuant to subsection (3) ~~(2)~~.

468 (3) Except as otherwise provided by law, the private lessee  
469 is not allowed to participate, except as a member of the public,  
470 in the decisionmaking process of the public lessor.

471 (4) The lease agreement does not expressly require the  
472 lessee to comply with ~~the requirements of~~ ss. 119.07(1) and  
473 286.011.

474 (5) The public lessor is not entitled to receive any  
475 revenues from the lessee, except for rental or administrative  
476 fees due under the lease, and the lessor is not responsible for  
477 the debts or other obligations of the lessee.

478 Section 4. This act shall take effect upon becoming a law.  
479  
480  
481  
482

483 -----  
484 **T I T L E A M E N D M E N T**

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485 Remove the entire title and insert:

486 A bill to be entitled

487 An act relating to the sale or lease of a county, district,  
488 or municipal hospital; amending s. 155.40, F.S.; providing  
489 definitions; requiring approval from a circuit court for  
490 the sale or lease of a county, district, or municipal  
491 hospital unless certain exemption or referendum approval  
492 applies; requiring the hospital governing board to  
493 determine by certain public advertisements whether there  
494 are qualified purchasers or lessees before the sale or  
495 lease of such hospital; defining the term "fair market  
496 value"; requiring the board to state in writing specified  
497 criteria forming the basis of its acceptance of a proposal  
498 for sale or lease of the hospital; providing for  
499 publication of notice; authorizing submission of written  
500 statements of opposition to a proposed transaction, to the  
501 hospital governing board within a certain timeframe;  
502 requiring the board to file a petition for approval with  
503 the circuit court and receive approval before any  
504 transaction is finalized; providing an exception;  
505 specifying information to be included in such petition;  
506 providing for the circuit court to issue an order requiring  
507 all interested parties to appear before the court under  
508 certain circumstances; defining the term "interested  
509 party"; granting the circuit court jurisdiction to approve  
510 sales or leases of county, district, or municipal hospitals  
511 based on specified criteria; providing for a party to seek  
512 judicial review; requiring the court to enter a final

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513 judgment; requiring the board to pay costs associated with  
514 the petition for approval unless a party contests the  
515 action; providing exemptions for certain transactions  
516 completed before a specified date; providing for cessation  
517 of special district taxing authority at sale unless  
518 ratified by referendum; amending s. 395.3036, F.S.;  
519 conforming cross-references; providing an effective date.