

By Senator Detert

28-00127-13

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1 A bill to be entitled
 2 An act relating to mobile home park tenancies;
 3 amending s. 723.012, F.S.; requiring that additional
 4 information be provided in the prospectus or offering
 5 brochure which advises the customer of consequences if
 6 the land use is changed; providing an effective date.

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 8 Be It Enacted by the Legislature of the State of Florida:
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10 Section 1. Paragraph (b) of subsection (1) of section
 11 723.012, Florida Statutes, is amended to read:

12 723.012 Prospectus or offering circular.—The prospectus or
 13 offering circular, which is required to be provided by s.
 14 723.011, must contain the following information:

15 (1) The front cover or the first page must contain only:

16 (b) The following statements in conspicuous type:

17 1. THIS PROSPECTUS CONTAINS VERY IMPORTANT INFORMATION
 18 REGARDING YOUR LEGAL RIGHTS AND YOUR FINANCIAL OBLIGATIONS IN
 19 LEASING A MOBILE HOME LOT. MAKE SURE THAT YOU READ THE ENTIRE
 20 DOCUMENT AND SEEK LEGAL ADVICE IF YOU HAVE ANY QUESTIONS
 21 REGARDING THE INFORMATION SET FORTH IN THIS DOCUMENT.

22 2. THE STATEMENTS CONTAINED HEREIN ARE ONLY SUMMARY IN
 23 NATURE. A PROSPECTIVE LESSEE SHOULD REFER TO ALL REFERENCES, ALL
 24 EXHIBITS HERETO, THE CONTRACT DOCUMENTS, AND SALES MATERIALS.

25 3. ORAL REPRESENTATIONS SHOULD NOT BE RELIED UPON AS
 26 CORRECTLY STATING THE REPRESENTATIONS OF THE PARK OWNER OR
 27 OPERATOR. REFER TO THIS PROSPECTUS (OFFERING CIRCULAR) AND ITS
 28 EXHIBITS FOR CORRECT REPRESENTATIONS.

29 4. UPON DELIVERY OF THE PROSPECTUS TO A PROSPECTIVE LESSEE,

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30 THE RENTAL AGREEMENT IS VOIDABLE BY THE LESSEE FOR A PERIOD OF
31 15 DAYS.

32 5. UPON A CHANGE OF LAND USE, YOU MAY BE EVICTED AND
33 ORDERED TO MOVE YOUR MOBILE HOME WITHIN 6 MONTHS OR FORFEIT YOUR
34 MOBILE HOME.

35 Section 2. This act shall take effect July 1, 2013.