

1 A bill to be entitled
 2 An act relating to Lake County; authorizing the mobile
 3 home owner's association to assess a capital
 4 contribution fee of a specified amount under certain
 5 circumstances; providing an exception to general law;
 6 requiring certain closing documents of a cooperative
 7 unit to include as a line item the capital
 8 contribution assessment; providing applicability;
 9 providing an effective date.

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

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 13 Section 1. Subsections (3), (4), and (5) are added to
 14 section 1 of chapter 2003-302, Laws of Florida, to read:

15 Section 1. Residential mobile home cooperatives in Lake
 16 County.—Notwithstanding any other law, this act shall govern
 17 residential mobile home cooperatives having more than 1,100
 18 units and located within Lake County.

19 (3) Upon the affirmative vote of the majority of the
 20 members of the mobile home cooperative association, voting in
 21 accordance with the established procedures of the association
 22 and notwithstanding any other provision of the association's
 23 governing documents or general law, the association may assess a
 24 capital contribution fee, also known as a transfer fee, of
 25 \$1,000 to any assignee, transferee, or purchaser of a

26 | cooperative unit located within the mobile home cooperative.
27 | Such capital contribution fee shall not be used for operational
28 | expenses.

29 | (4) Any closing financial document related to the
30 | assignment, transfer, or purchase of a cooperative unit shall
31 | include as a line item the capital contribution assessment to
32 | the assignee, transferee, or purchaser of the cooperative unit.

33 | (5) This act is not applicable to current members of a
34 | mobile home cooperative who transfer their existing cooperative
35 | unit into their revocable living trust for their direct and
36 | personal benefit. However, this act is applicable to any other
37 | trust or estate planning beneficiaries.

38 | Section 2. This act shall take effect upon becoming a law.