

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 specified amounts 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 members of the mobile  
 20           home cooperative association specified in paragraph (a) or  
 21           paragraph (b), voting in accordance with the established  
 22           procedures of the association and notwithstanding any other  
 23           provision of the association's governing documents or general  
 24           law, the association may assess a capital contribution fee, also  
 25           known as a transfer fee, in the amount specified in paragraph

26 (a) or paragraph (b) to any assignee, transferee, or purchaser  
27 of a cooperative unit located within the mobile home  
28 cooperative. Such capital contribution fee may not be used for  
29 operational expenses.

30 (a) Upon the affirmative vote of a majority of the  
31 members, the association may assess a capital contribution fee  
32 of no greater than \$500.

33 (b) Upon the affirmative vote of two-thirds of the  
34 members, the association may assess a capital contribution fee  
35 of greater than \$500 but no greater than \$1,000.

36 (4) Any closing financial document related to the  
37 assignment, transfer, or purchase of a cooperative unit shall  
38 include as a line item the capital contribution assessment to  
39 the assignee, transferee, or purchaser of the cooperative unit.

40 (5) This act is not applicable to current members of a  
41 mobile home cooperative who transfer their existing cooperative  
42 unit into their revocable living trust for their direct and  
43 personal benefit. However, this act is applicable to any other  
44 trust or estate planning beneficiaries.

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