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Presented By:
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Key to Success:
STRENGTHENING BONDS BETWEEN
COMMUNITY OWNERS & HOMEOWNERS

FLO RIDA MH INDUSTRY O VERVIEW

- **Economic impact \$4 billion +.***
 - Over 4,100 businesses are directly involved in the MH industry in Florida.
 - Supports 18,700+ jobs and pays over \$775 million in wages and \$700 million in taxes.
- **841,439 mobile and manufactured homes in Florida. 8.9% of all Florida single -family homes.**
 - 295,000 post-1994 (35%) and 185,000 post1999 (22%)**
- **10 homebuilding facilities in Florida.**
 - Florida homebuilders produced 3,353 homes in 2024 - 45% of total Florida home shipments.***

*Source Downs & Germain Research

**Source: U.S. Census Bureau, American Housing Survey

***Source: Institute for Building Technology and Safety

FLO RIDA INDUSTRY O V E R V I E W

- 2,295- MHC'S LICENSED THROUGH DBPR.
- 5,239- MHCS, RV PARKS AND CAMPGROUNDS LICENSED THROUGH DOH

2025 Florida Home Prices & Rents

- \$128,691- Avg. new MH price. (2024 - \$140,916) -8.68%
- \$71,449 - Avg. resale MH price. (2024 - \$73,244) -2.45%
- \$846 - Avg. base rent age-restricted communities. (Previous \$796) +6.6%
- \$824 - Avg. base rent for all-age communities (Previous \$775) +6.4%
- \$1,547 - Avg. rent new home/site rental.
- \$1,461- Avg. rent pre-owned/site rental.**

*Source: DBPR & DOH

**JLT/Datacomp



MOBILE HOME TIE-DOWN PROGRAM

- Component of Hurricane Loss Mitigation Program (HLMP) in response to Hurricane Andrew in 1992.
- Goal: Minimize damage to mobile homes from hurricanes and other high wind events.
- Eligibility: Homes built in 1999 or early located in lease communities or on private lots.
- Legislature appropriates \$2.8 million annually.
- The program is administered by Gulf Coast State College.
- The MHTDP was established by the Florida Legislature in 1999 for a 20 year period.
- The MHTDP was renewed by the legislature for three years in 2019.
- In 2022, the Legislature extended the MHTDP for ten years, until 2032.

THE LEGISLATION

FLORIDA MOBILE HOME ACT

- 1984- Chapter 723 of the Florida Statutes, a/k/a the Florida Mobile Home Act.
- The Legislature finds there are factors unique to the relationship between a mobile home owner and a mobile home park owner once occupancy has commenced.
 - Mobile home owners have basic property and other rights which must be protected, and a mobile home park owner has a legitimate business interest in the operation of the mobile home park.
- Ch. 723, F.S., is not perfect, but it is considered a model for other states.



JOINT COMMITTEE

- After many contentious years between FMHA and FMO the Joint Committee was established in 2004.
- Don Hazelton, FMO and Jim Dale, FMHA convinced their respective associations that having a dialogue between homeowners and community owner/operators was preferable than waging legislative and legal battles.
- The Joint Committee consists of 5 to 6 members from each group and meets 3 to 4 times a year. Sometimes more often and sometimes less.
- The goals are is to understand the other group's perspective on issues, demonstrate that the groups agree on more than they disagree and work together to bring about positive results that are mutually beneficial.

JOINT INDUSTRY LEGISLATIVE SUCCES S

- 2005 –Mediation required in Ch. 723, F.S.
- 2009 –SHIP program allowed 20% of funds to M.H.
- 2011–Right of First Refusal when a community closes
- 2013- Citizens Insurance required to insure carports and screen rooms
- 2015- Expanded HOA bylaw provisions and allow spouses to assume automatically renewing leases
- 2016–Codified homeowner complaint process & HOA operating requirements

JOINT INDUSTRY LEGISLATIVE SUCCES S

- 2018—Joint Legislation allowing a community owner to make certain home repairsfailed.
- 2020 —Several provisions in Ch. 723 were modernized & FLHSMV was expressly given the authority to regulate home remodeling and repairs.
- 2022 —Sales tax on new manufactured home reduced by 50%



IMPORTANT HOMEOWNER ISSUES

- Rental assistance and emergency repair from FL Housing Finance Corp.
- Increase mediator fees from current \$125/hr. to market rates (6B-32.0056)
- Reduce ad valorem tax in age-qualified communities
- Identify bulk-purchase discount opportunities for homeowners (i.e., Internet, insurance, local business discounts, etc.)



CONCLUSION

“The most basic of all human needs is the need to understand and be understood. The best way to understand people is to listen to them.”

–Ralph G. Nicholes, Ph.D., Professor of Rhetoric.

This describes how the FMHA/ FMO Joint Committee operates and reminds us of the importance of the relationship between FMHA and FMO.



THANK YOU



**Florida Manufactured
Housing Association, Inc.**

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