



# WATCHDOG



*Guarding manufactured/mobile home owner rights*

March 6, 2023

## Action Needed for House: FMO 2023 Legislation

### BACKGROUND:

**House Bill 751**, (Representative Paula Stark, Kissimmee), has been filed and referred to the House Civil Justice Subcommittee, Ways & Means, and Commerce Committee. Here is the link to the entire bill and some of the explanation that you may use as you **Take Action** to request support for this very important bill:

<https://www.flsenate.gov/Session/Bill/2023/751/BillText/Filed/PDF>

The unequal bargaining position between manufactured/mobile home owners and wealthy park owners has never been more dramatic or worrisome. Home owners need some assistance and relief!

### Elements of House Bill 751:

- Eliminates sales tax on the resale of a manufactured or mobile home between private parties.
- The Division does not have enforcement authority over important Sections of Chapter 723. The bill creates enforcement by the Office of the Attorney General relating to obligations of both the mobile home park owner and the mobile home owner; and, the determination of unreasonable lot rental increases.
- The existing dispute resolution process within the Division is ineffective. The bill will shift to the successful, existing, presuit mediation process that has been created for condominium, cooperative, and HOA disputes.
- Clarifies that a homeowner or HOA may file a complaint in circuit court without mediation and that the HOA may represent some or all of the home owners in legal proceedings. A court may award treble damages.
- In light of recent actions by many park owners, the bill clarifies the mobile home park owner must maintain the lots in the park which he owns in good order; the park owner may not require additional liability coverage for common areas if there is already a policy in effect; prohibits attempts to enforce a park rule not adopted pursuant to statute; and, prohibits collection of a proposed lot rental increase with pending litigation or mediation.
- Requires that a park owner/manager must respond to an applicant who desires to be a park resident with the results of the background screening within 15 business days and provides for a limit on the fees for the process.

### ACTION NEEDED:

- 1 **House Speaker Paul Renner, (Palm Coast), sets the agenda** for the House. **The Speaker** needs to know you support HB 751 and please explain why you do.  
[Paul.Renner@myfloridahouse.gov](mailto:Paul.Renner@myfloridahouse.gov) or his Tallahassee Office: 850-717-5019
- 2 **Representative Will Robinson, (Bradenton), Chair of the Civil Justice Subcommittee, sets the agenda** for his Subcommittee. He needs to know you support HB 751 and ask him to agenda the bill!!  
[Will.Robinson@myfloridahouse.gov](mailto:Will.Robinson@myfloridahouse.gov) or his Tallahassee Office: 850-717-5071
- 3 **It is IMPORTANT to contact YOUR OWN Representative. Even if they don't serve on the Subcommittee, they will speak to the Chair. Please explain the value of this bill to the many people who live in your park or community.** Please find your Representative by using your address. Go to: [www.myfloridahouse.gov](http://www.myfloridahouse.gov) and scroll down to the red key: [Find your Representative](#). The site will provide the name and information for your Representative with the Tallahassee phone number, address, and contact ability through email!

4 Please request members of the **House Civil Justice Subcommittee** listed here to support HB 751:

Representative Kristen Arrington	<a href="mailto:kristen.arrington@myfloridahouse.gov">kristen.arrington@myfloridahouse.gov</a>	850-717-5046
Representative Mike Beltran	<a href="mailto:mike.beltran@myfloridahouse.gov">mike.beltran@myfloridahouse.gov</a>	850-717-5070
Representative Dean Black	<a href="mailto:dean.black@myfloridahouse.gov">dean.black@myfloridahouse.gov</a>	850-717-5015
Representative Daryl Campbell	<a href="mailto:daryl.campbell@myfloridahouse.gov">daryl.campbell@myfloridahouse.gov</a>	850-717-5099
Representative Kimberly Daniels	<a href="mailto:kimberly.daniels@myfloridahouse.gov">kimberly.daniels@myfloridahouse.gov</a>	850-717-5014
Representative Ashley Gantt	<a href="mailto:ashely.gantt@myfloridahouse.gov">ashely.gantt@myfloridahouse.gov</a>	850-717-5109
Representative Johanna Lopez	<a href="mailto:johanna.lopez@myfloridahouse.gov">johanna.lopez@myfloridahouse.gov</a>	850-717-5043
Representative Randy Maggard	<a href="mailto:randy.maggard@myfloridahouse.gov">randy.maggard@myfloridahouse.gov</a>	850-717-5054
Representative Patt Maney	<a href="mailto:patt.maney@myfloridahouse.gov">patt.maney@myfloridahouse.gov</a>	850-717-5004
Representative Fiona McFarland	<a href="mailto:fiona.mcfarland@myfloridahouse.gov">fiona.mcfarland@myfloridahouse.gov</a>	850-717-5073
Representative Kiyon Michael	<a href="mailto:kiyan.michael@myfloridahouse.gov">kiyan.michael@myfloridahouse.gov</a>	850-717-5016
Representative Toby Overdorf	<a href="mailto:toby.overdorf@myfloridahouse.gov">toby.overdorf@myfloridahouse.gov</a>	850-717-5085
Representative Alex Rizo	<a href="mailto:alex.rizo@myfloridahouse.gov">alex.rizo@myfloridahouse.gov</a>	850-717-5112
Representative Rick Roth	<a href="mailto:rick.roth@myfloridahouse.gov">rick.roth@myfloridahouse.gov</a>	850-717-5094
Representative Tyler Sirois	<a href="mailto:tyler.sirois@myfloridahouse.gov">tyler.sirois@myfloridahouse.gov</a>	850-717-5031
Representative John Snyder	<a href="mailto:john.snyder@myfloridahouse.gov">john.snyder@myfloridahouse.gov</a>	850-717-5086
Representative David Smith	<a href="mailto:david.smith@myfloridahouse.gov">david.smith@myfloridahouse.gov</a>	850-717-5038

**NOW is the OPPORTUNITY to SHOW the PEOPLE POWER of FMO!!**

**PLEASE TAKE ACTION TODAY!!**

Darlene Whitkanack  
Chair, FMO Political Advocacy Committee

**FMO, 222 S. Westmonte Dr., Suite 111, Altamonte Springs, FL 32714**  
**If you have questions, please contact your District President or Section Director**