



WATCHDOG

Guarding manufactured/mobile home owner rights

March 13, 2023

Action Needed for Senate: FMO 2023 Legislation

BACKGROUND:

Senate Bill 1378, (Senator Ed Hooper, Palm Harbor), has been filed and referred to the following Senate Committees: Regulated Industries; Judiciary; and Fiscal Policy. 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/2023/1378/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 Senate Bill 1378: [This bill is similar to the House Bill. They are not identical at this time.]

- 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.

ACTION NEEDED:

- 1 **Senate President Kathleen Passidomo, (Naples)**, sets the agenda for the Senate. **The President** needs to know you support SB 1378 and please explain why you do.
Passidomo.Kathleen.web@flsenate.gov or her Tallahassee Office: 850-487-5028
- 2 **Senator Joe Gruters, (Sarasota), Chair of the Regulated Industries Committee**, sets the agenda for his Committee. He needs to know you support SB 1378 and ask him to agenda the bill!!
Gruters.Joe.web@flsenate.gov or his Tallahassee Office: 850-487-5022
- 3 **It is IMPORTANT to contact YOUR OWN Senator. Even if they don't serve on the Committee, 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 Senator by using your address. Go to: www.flsenate.gov and click on "Senators". Click on "Find Your Legislators". The site will provide the name and information for your Senator with the Tallahassee phone number, address, and contact ability through email!

4 Please request other members of the **Senate Regulated Industries Committee** listed here to support SB 1378:

Senator Jennifer Bradley (Fleming Island)	Bradley.Jennifer.web@flsenate.gov	850-487-5006
Senator Jason Brodeur (Lake Mary)	Brodeur.Jason.web@flsenate.gov	850-487-5010
Senator Tracie Davis (Jacksonville)	Davis.Tracie.web@flsenate.gov	850-487-5005
Senator Travis Hutson (Palm Coast)	Hutson.Travis.web@flsenate.gov	850-487-5007
Senator Shevrin Jones (Miami Gardens)	Jones.Shevrin.web@flsenate.gov	850-487-5034
Senator Rosalind Osgood (Tamarac)	Osgood.Rosalind.web@flsenate.gov	850-487-5032
Senator Keith Perry (Gainesville)	Perry.Keith.web@flsenate.gov	850-487-5009
Senator Corey Simon (Tallahassee)	Simon.Corey.web@flsenate.gov	850-487-5003

**Senator Ed Hooper serves as the Vice Chair of the Regulated Industries Committee. He obviously supports his own bill. It is more appropriate to thank him for filing the bill on your behalf! Hooper.Ed.web@flsenate.gov 850-487-5021

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