



March 8, 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 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 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 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	kristen.arrington@myfloridahouse.gov	850-717-5046
Representative Mike Beltran	mike.beltran@myfloridahouse.gov	850-717-5070
Representative Dean Black	dean.black@myfloridahouse.gov	850-717-5015
Representative Daryl Campbell	daryl.campbell@myfloridahouse.gov	850-717-5099
Representative Kimberly Daniels	kimberly.daniels@myfloridahouse.gov	850-717-5014
Representative Ashley Gantt	ashely.gantt@myfloridahouse.gov	850-717-5109
Representative Johanna Lopez	johanna.lopez@myfloridahouse.gov	850-717-5043
Representative Randy Maggard 5054	randy.maggard@myfloridahouse.gov	850-717-
Representative Patt Maney 5004	patt.maney@myfloridahouse.gov	850-717-
Representative Fiona McFarland	fiona.mcfarland@myfloridahouse.gov	850-717-5073
Representative Kiyana Michael	kiyan.michael@myfloridahouse.gov	850-717-5016

Representative Toby Overdorf
5085

toby.overdorf@myfloridahouse.gov

850-717-

Representative Alex Rizo

alex.rizo@myfloridahouse.gov

850-717-5112

Representative Rick Roth

rick.roth@myfloridahouse.gov

850-717-5094

Representative Tyler Sirois
5031

tyler.sirois@myfloridahouse.gov

850-717-

Representative John Snyder
5086

john.snyder@myfloridahouse.gov

850-717-

Representative David Smith

david.smith@myfloridahouse.gov

850-717-5038

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

PLEASE TAKE ACTION TODAY!!