



# WATCHDOG

*Guarding manufactured/mobile home owner rights*

January 16, 2024

## **ACTION NEEDED for FLORIDA SENATE—2024 Legislation**

### **BACKGROUND:**

**Senate Bill 1140**, (Senator Colleen Burton, Senate District 12, part of Polk), has been introduced and referred to Senate Committees. This bill is the companion to House Bill 613, although they were not identical when they were filed. Our bill sponsors are working to create a compromise so that the bills can advance!

### **ELEMENTS OF THE BILL:**

- The bill improves the opportunity to mediate a dispute between homeowners and the park owner. In current law, mediation may be requested relating to whether a lot rent increase is unreasonable, whether a change in services or utilities is unreasonable, or whether a change in the rules and regulations is unreasonable. The Division has frequently been unresponsive to the request for mediation. The bill creates an alternative to Division involvement in that it permits the parties to a dispute to agree to select a mediator without waiting for the Division to take action.
- The bill addresses several issues in the event that a homeowner must have a live-in health care aide or assistant. The live-in health care aide will have ingress and egress to and from the homeowner's site but will have no rights of tenancy in the park. The homeowner will pay for a background screening if one is required and will be responsible for removing a live-in health care aide or assistant, and those associated costs, if the person is no longer necessary.
- The bill will increase the payout amounts from the Florida Mobile Home Relocation Corporation, (FMHRC), when a park is closing due to a change in use of the land as long as the homeowner has not received compensation from the park owner. The voucher for the relocation will be valid for two years. There will be increases for both the expenses of relocation of the home and for an abandonment.

### **ADDITIONAL CRUCIAL ISSUE:**

- A separate bill would repeal the FMHRC and be administered by the Department of Business & Professional Regulation going forward. Florida manufactured home owners and park owners provide the funds to assist the homeowner if a park is closing due to a change in use of the property.

### **THE MESSAGE IS SIMPLE:**

- ✓ Please support Senate Bill 1140 because it will assist homeowners living in manufactured home communities.
- ✓ The Florida Mobile Home Relocation Corporation is administered by homeowners and park owners and should not be swept into the Department of Business and Professional Regulation. It should not be repealed!!
- ✓ There are many challenges due to the unequal bargaining position between the homeowners and the park owners.
- ✓ And, please thank them for their time and attention.

**WHAT YOU CAN DO!**

Go to: [www.flsenate.gov](http://www.flsenate.gov) and click "Senators", then "Find Your Legislators". By simply entering your street address you will be able to find your own Senator. Please reach out to either the Senator's local office or the Tallahassee office. You are the constituent! They want to hear from you! Please ask for support for SB 1140!

**AND**

It is important to reach out to the Senators listed below who serve on the Senate Regulated Industries Committee who will hear SB 1140 first.

Chairman Senator Joe Gruters (Sarasota) 413 Senate Office Building, 404 S Monroe St., Tallahassee, FL 32399  
[gruters.joe.web@flsenate.gov](mailto:gruters.joe.web@flsenate.gov) 850-487-5022

Senator Jennifer Bradley (Fleming Island) 408 Senate Office Building, 404 S Monroe St., Tallahassee, FL 32399  
[bradley.jennifer.web@flsenate.gov](mailto:bradley.jennifer.web@flsenate.gov) 850-487-5006

Senator Jason Brodeur (Lake Mary) 414 Senate Office Building, 404 S Monroe St., Tallahassee, FL 32399  
[brodeur.jason.web@flsenate.gov](mailto:brodeur.jason.web@flsenate.gov) 850-487-5010

Senator Ed Hooper (Palm Harbor) 406 Senate Office Building, 404 S Monroe St., Tallahassee, FL 32399  
[hooper.ed.web@flsenate.gov](mailto:hooper.ed.web@flsenate.gov) 850-487-5021

Senator Travis Hutson (Palm Coast) 416 Senate Office Building, 404 S Monroe St., Tallahassee, FL 32399  
[hutson.travis.web@flsenate.gov](mailto:hutson.travis.web@flsenate.gov) 850-487-5007

Senator Shevrin Jones (Miami Gardens) 218 Senate Office Building, 404 S Monroe St., Tallahassee, FL 32399  
[jones.shevrin.web@flsenate.gov](mailto:jones.shevrin.web@flsenate.gov) 850-487-5034

Senator Rosalind Osgood (Tamarac) 226 Senate Office Building, 404 S Monroe St., Tallahassee, FL 32399  
[osgood.rosalind.web@flsenate.gov](mailto:osgood.rosalind.web@flsenate.gov) 850-487-5032

**FMO has always had "People Power"!**

**Now is the time to show that!**

**Please help!!**

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