

Senator Erin Grall.
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Senator Grall,

We are residents of Spanish Lakes Golf Village. This is a mobile home community in Port St. Lucie where we own our homes and rent the land. Florida Statute 723 also known as “Florida Mobile Home Act” held that there are factors unique to mobile home owners and mobile home park owners which reduced the bargaining power of home owners whose rights must be protected.

2023 House Bill 751 has been filed by Florida State Representative Paula Stark to create enforcement of this act by the Office of the Attorney General. It clarifies maintenance requirements for park owners and prohibits attempts to enforce rules not adopted pursuant to this statute. It prevents owners from collecting proposed rent increases with pending litigation or mediation. This bill provides relief from lengthy screening procedures and allows HOA to represent some or all of the homeowners in legal proceedings. An important component of the changes provides for treble damages to a prevailing party which should help reduce frivolous suits and owners weaponizing the threats of eviction and legal action.

Passing this bill would help many thousands of your constituents without hardship to owners. In fact, helping them to do the right things would only make them better landlords and improve their image with residents. There will no doubt be push back from owner lobbyists and getting this passed will take support from many like yourself. I hope we can count on your support for this necessary and timely bill.

Thank you in advance for your support.

Name _____

Print

Signature

Address _____