

Florida Senate Regulated Industries Committee
Senator Joe Gruters, Chairman
Gruters.Joe.web@flsenate.gov

Dear Senator,

I am a Florida mobile homeowner in Spanish Lakes Golf Village. Ours 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" was created because there are factors unique to mobile homeowners and mobile home park owners which reduced the bargaining power of homeowners whose rights must be protected.

2023 Senate Bill 1378 has been filed by Florida State Senator Ed Hooper to make meaningful changes to the statute. It creates enforcement 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 allows HOA's 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. This is only a partial list highlighting the significance of this legislation.

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.

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

Thank you in advance for your support.

Signed _____
Print Name

Signature

Address _____

Port St. Lucie, FL 34952