

1                                   A bill to be entitled  
 2           An act relating to mobile home park tenancies;  
 3           amending s. 723.012, F.S.; requiring that additional  
 4           information be provided in the prospectus or offering  
 5           brochure which advises the customer of consequences if  
 6           the land use is changed; providing an effective date.

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 8   Be It Enacted by the Legislature of the State of Florida:  
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10           Section 1. Paragraph (b) of subsection (1) of section  
 11   723.012, Florida Statutes, is amended to read:

12           723.012 Prospectus or offering circular.—The prospectus or  
 13   offering circular, which is required to be provided by s.  
 14   723.011, must contain the following information:

15           (1) The front cover or the first page must contain only:

16           (b) The following statements in conspicuous type:

17           1. THIS PROSPECTUS CONTAINS VERY IMPORTANT INFORMATION  
 18   REGARDING YOUR LEGAL RIGHTS AND YOUR FINANCIAL OBLIGATIONS IN  
 19   LEASING A MOBILE HOME LOT. MAKE SURE THAT YOU READ THE ENTIRE  
 20   DOCUMENT AND SEEK LEGAL ADVICE IF YOU HAVE ANY QUESTIONS  
 21   REGARDING THE INFORMATION SET FORTH IN THIS DOCUMENT.

22           2. THE STATEMENTS CONTAINED HEREIN ARE ONLY SUMMARY IN  
 23   NATURE. A PROSPECTIVE LESSEE SHOULD REFER TO ALL REFERENCES, ALL  
 24   EXHIBITS HERETO, THE CONTRACT DOCUMENTS, AND SALES MATERIALS.

25           3. ORAL REPRESENTATIONS SHOULD NOT BE RELIED UPON AS  
 26   CORRECTLY STATING THE REPRESENTATIONS OF THE PARK OWNER OR  
 27   OPERATOR. REFER TO THIS PROSPECTUS (OFFERING CIRCULAR) AND ITS  
 28   EXHIBITS FOR CORRECT REPRESENTATIONS.

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29           4. UPON DELIVERY OF THE PROSPECTUS TO A PROSPECTIVE  
30 LESSEE, THE RENTAL AGREEMENT IS VOIDABLE BY THE LESSEE FOR A  
31 PERIOD OF 15 DAYS.

32           5. UPON A CHANGE OF LAND USE, YOU MAY BE EVICTED AND  
33 ORDERED TO MOVE YOUR MOBILE HOME WITHIN 6 MONTHS OR FORFEIT YOUR  
34 MOBILE HOME.

35           Section 2. This act shall take effect July 1, 2013.