

1                   A bill to be entitled  
2     An act relating to mobile home park lot tenancies;  
3     amending s. 723.005, F.S.; revising the powers and  
4     duties of the Division of Florida Condominiums,  
5     Timeshares, and Mobile Homes; amending ss. 723.022 and  
6     723.023, F.S.; authorizing a person injured by a  
7     violation of state law to file a complaint with the  
8     Department of Legal Affairs; providing the department  
9     authority to enforce compliance with state law;  
10    authorizing the department to adopt rules; amending s.  
11    723.033, F.S.; providing factors a court may consider  
12    when determining if a rent increase or resulting lot  
13    rental increase is unreasonable; creating s. 723.034,  
14    F.S.; prohibiting a mobile home park owner or such  
15    owner's employees or agents from engaging in certain  
16    actions relating to electronic billing or payment  
17    systems; providing for retroactive applicability;  
18    authorizing a person injured by a violation of state  
19    law to file a complaint with the Department of Legal  
20    Affairs; providing the department authority to enforce  
21    compliance with state law; authorizing the department  
22    to adopt rules; amending s. 723.037, F.S.; requiring  
23    certain proof of expenses or factors to be included in  
24    a notice for a proposed increase in lot rental amount;  
25    requiring a park owner or subdivision developer to

disclose and explain all relevant invoices, evidence,  
or other proof that was used in the decision to  
increase the lot rental amount; requiring a park owner  
to reduce the lot rental amount under certain  
circumstances; authorizing a person to file a  
complaint with the Department of Legal Affairs if a  
park owner fails to provide certain information;  
providing the department authority to enforce  
compliance with state law; authorizing the department  
to adopt rules; amending s. 723.038, F.S.; authorizing  
a person to file a complaint with the Department of  
Legal Affairs if a party to a dispute refuses to  
mediate; requiring the department to appoint a  
mediator and mediation to begin within a specified  
timeframe; amending s. 723.061, F.S.; revising the  
circumstances under which, and the timeframe in which,  
a park owner may terminate a tenancy; authorizing  
specified persons or entities to pay a lot rental  
amount in a certain manner; requiring the park owner  
to accept such payment; providing when an amount due  
is paid when paying by check; prohibiting properly  
promulgated rules and regulations from being used by a  
mobile home park owner in a certain manner; amending  
s. 723.0611, F.S.; specifying the purpose of the  
Florida Mobile Home Relocation Corporation; amending

s. 723.0612, F.S.; revising dollar amounts for certain expenses due to a change in use of the land on which a mobile home park is located; authorizing a moving contractor to redeem a voucher within a specified timeframe; amending s. 723.011, F.S.; conforming a cross-reference; providing an effective date.

Be It Enacted by the Legislature of the State of Florida:

**Section 1. Section 723.005, Florida Statutes, is amended to read:**

723.005 Regulation by division.—Except as provided in this chapter, the division has the power and duty to enforce and ensure compliance with the provisions of this chapter and rules promulgated pursuant hereto relating to the rental, development, and sale of mobile home parks. However, the division does not have the power or duty to enforce mobile home park rules and regulations or to enforce ~~the provisions of~~ ss. 723.022, 723.023, and 723.033.

**Section 2. Section 723.022, Florida Statutes, is amended to read:**

723.022 Mobile home park owner's general obligations.—  
(1) A mobile home park owner shall at all times:  
(a)~~(1)~~ Comply with the requirements of applicable building, housing, and health codes.

76        (b)~~(2)~~ Maintain buildings and improvements in common areas  
77 in a good state of repair and maintenance and maintain the  
78 common areas in a good state of appearance, safety, and  
79 cleanliness.

80        (c)~~(3)~~ Provide access to the common areas, including  
81 buildings and improvements thereto, at all reasonable times for  
82 the benefit of the park residents and their guests.

83        (d)~~(4)~~ Maintain utility connections and systems for which  
84 the park owner is responsible in proper operating condition.

85        (e)~~(5)~~ Comply with properly promulgated park rules and  
86 regulations and require other persons on the premises with his  
87 or her consent to comply therewith and conduct themselves in a  
88 manner that does not unreasonably disturb the park residents or  
89 constitute a breach of the peace.

90        (2) A person who is injured by a violation of this section  
91 may file a complaint with the Department of Legal Affairs. The  
92 Department of Legal Affairs has the authority to enforce  
93 compliance with this section. The Department of Legal Affairs  
94 may adopt rules to implement this subsection.

95        **Section 3. Section 723.023, Florida Statutes, is amended**  
96 **to read:**

97        723.023 Mobile home owner's general obligations.—

98        (1) A mobile home owner shall:

99        (a)~~(1)~~ At all times comply with all obligations imposed on  
100 mobile home owners by applicable provisions of building,

housing, and health codes, including compliance with all building permits and construction requirements for construction on the mobile home and lot. The home owner is responsible for all fines imposed by the local government for noncompliance with any local codes.

(b)~~(2)~~ At all times keep the mobile home lot that he or she occupies clean, neat, and sanitary, and maintained in compliance with all local codes.

(c)~~(3)~~ At all times comply with properly promulgated park rules and regulations and require other persons on the premises with his or her consent to comply with such rules and to conduct themselves, and other persons on the premises with his or her consent, in a manner that does not unreasonably disturb other residents of the park or constitute a breach of the peace.

(d)~~(4)~~ Receive written approval from the mobile home park owner before making any exterior modification or addition to the home.

(e)~~(5)~~ When vacating the premises, remove any debris and other property of any kind which is left on the mobile home lot.

(2) A person who is injured by a violation of this section may file a complaint with the Department of Legal Affairs. The Department of Legal Affairs has the authority to enforce compliance with this section. The Department of Legal Affairs may adopt rules to implement this subsection.

**Section 4. Subsection (6) of section 723.033, Florida**

**Statutes, is amended to read:**

723.033 Unreasonable lot rental agreements; increases, changes.—

(6) In determining whether a rent increase or resulting lot rental amount is unreasonable, the court may consider economic or other factors, including, but not limited to, all of the following:

(a) The number of active sales within the mobile home park at the time the notice of rent increase is issued.

(b) Incentives and other discounts being offered to new purchasers by the mobile home park owner or the mobile home owner.

(c) The number of mobile homes abandoned or the number of titles transferred by the mobile home owner to the mobile home park owner in the previous 12 months for the purpose of avoiding eviction or to otherwise not terminate an existing rental agreement.

(d) Increases or decreases in the consumer price index, published by the Bureau of Labor Statistics of the Department of Labor.~~†~~

(e) Increases or decreases in operating costs or taxes.~~†~~  
and

(f) Prior disclosures.

**Section 5. Section 723.034, Florida Statutes, is created to read:**

151        723.034 Requirements for electronic billing or payment  
152 systems.—

153        (1) A mobile home park owner may not engage, or permit an  
154 employee or agent of the park owner to engage, in any of the  
155 following acts or practices:

156            (a) Requiring a mobile home owner to use an electronic  
157 billing or payment system as the only method to pay the lot  
158 rental amount or user fees.

159            (b) Assessing a fee or other charge to a mobile home owner  
160 for his or her refusal or inability to pay the lot rental amount  
161 or user fees through an electronic billing or payment system  
162 used by the mobile home park owner.

163            (c) Using an electronic billing or payment system that  
164 requires a mobile home owner to waive individual or collective  
165 rights or remedies otherwise provided by law.

166            (d) Using an electronic billing or payment system that  
167 collects, or requires access to, a mobile home owner's personal  
168 data or data that is stored on a mobile home owner's device  
169 beyond which is necessary to make a payment for the lot rental  
170 amount or user fees.

171        (2) This section applies prospectively and retroactively  
172 to all lot rental agreements existing on July 1, 2026.

173        (3) A person who is injured by a violation of this section  
174 may file a complaint with the Department of Legal Affairs. The  
175 Department of Legal Affairs has the authority to enforce

176 compliance with this section. The Department of Legal Affairs  
177 may adopt rules to implement this subsection.

178 **Section 6. Subsection (2), paragraph (b) of subsection**  
179 **(4), and subsection (6) of section 723.037, Florida Statutes,**  
180 **are amended to read:**

181 723.037 Lot rental increases; reduction in services or  
182 utilities; change in rules and regulations; mediation.—

183 (2) Notice as required by this section ~~shall~~, in addition  
184 to the information required in subsection (1), must only be  
185 ~~required to~~ include the dollar amount of the relevant portions  
186 of the present lot rental amount that are being increased and  
187 the dollar amount of the proposed increases in lot rental amount  
188 if there is an increase in the lot rental amount, the reduction  
189 in services or utilities, or the change in rules and regulations  
190 and the effective date thereof. If there is a proposed increase  
191 in the lot rental amount, all relevant invoices, evidence, or  
192 proof that shows the expenses or material factors causing the  
193 increase in the lot rental amount must be included in such  
194 notice.

195 (4)

196 (b)1. At the meeting, the park owner or subdivision  
197 developer shall in good faith disclose and explain all expenses  
198 or material factors, including all relevant invoices, evidence,  
199 or other proof, resulting in the decision to increase the lot  
200 rental amount, reduce services or utilities, or change rules and



201 regulations, including how those factors justify the specific  
202 change proposed. The park owner or subdivision developer may not  
203 limit the discussion of the reasons for the change to  
204 generalities only, such as, but not limited to, increases in  
205 operational costs, changes in economic conditions, or rents  
206 charged by comparable mobile home parks. ~~For example,~~

207 2. If the reason for an increase in lot rental amount is  
208 an increase in operational costs, the park owner must disclose  
209 and provide evidence of the item or items which have increased,  
210 the amount of the increase, any similar item or items which have  
211 decreased, and the amount of the decrease.

212 3. If an amenity, a service, or a utility is no longer  
213 available to mobile home owners, the park owner must reduce  
214 their lot rental amount.

215 4. If an increase is based upon the lot rental amount  
216 charged by comparable mobile home parks, the park owner shall  
217 disclose, and provide in writing to the committee at or before  
218 the meeting, the name, address, lot rental amount, and any other  
219 relevant factors relied upon by the park owner, such as  
220 facilities, services, and amenities, concerning the comparable  
221 mobile home parks. The information concerning comparable mobile  
222 home parks to be exchanged by the parties is to encourage a  
223 dialogue concerning the reasons used by the park owner for the  
224 increase in lot rental amount and to encourage the home owners  
225 to evaluate and discuss the reasons for those changes with the

226 | ~~park owner. The park owner shall prepare a written summary of~~  
227 | ~~the material factors and retain a copy for 3 years. The park~~  
228 | ~~owner shall provide the committee a copy of the summary at or~~  
229 | ~~before the meeting.~~

230 |       ~~2.~~ The park owner shall not limit the comparable mobile  
231 | home park disclosure to those mobile home parks that are owned  
232 | or operated by the same owner or operator as the subject park,  
233 | except in certain circumstances, which include, but are not  
234 | limited to:

235 |       a. That the market area for comparable mobile home parks  
236 | includes mobile home parks owned or operated by the same entity  
237 | that have similar facilities, services, and amenities;

238 |       b. That the subject mobile home park has unique attributes  
239 | that are shared with similar mobile home parks;

240 |       c. That the mobile home park is located in a geographic or  
241 | market area that contains few comparable mobile home parks; or

242 |       d. That there are similar considerations or factors that  
243 | would be considered in such a market analysis by a competent  
244 | professional and would be considered in determining the  
245 | valuation of the market rent.

246 |       5. The park owner shall prepare a written summary of the  
247 | expenses and material factors required in this paragraph and  
248 | retain a copy for 3 years. The park owner shall provide the  
249 | committee a copy of the summary at or before the meeting.

251 This subsection is not intended to be enforced by civil or  
252 administrative action. Rather, the meetings and discussions are  
253 intended to be in the nature of settlement discussions prior to  
254 the parties proceeding to mediation of any dispute.

255 (6) If a party requests mediation and the opposing party  
256 refuses to agree to mediate upon proper request, the party  
257 refusing to mediate is ~~shall~~ not be entitled to attorney  
258 ~~attorney's~~ fees in any action relating to a dispute described in  
259 this section. Notwithstanding subsections (4) and (5), a person  
260 may file a complaint with the Department of Legal Affairs if the  
261 park owner fails to provide relevant invoices, evidence, or  
262 proof of the expenses or material factors causing a proposed  
263 increase in the lot rental amount. The Department of Legal  
264 Affairs has the authority to enforce compliance with this  
265 section. The Department of Legal Affairs may adopt rules to  
266 implement this subsection.

267 **Section 7. Subsection (4) of section 723.038, Florida**  
268 **Statutes, is amended to read:**

269 723.038 Dispute settlement; mediation.—

270 (4) (a) After the date of the last scheduled meeting held  
271 pursuant to s. 723.037(4), the parties to a dispute may agree to  
272 immediately select a mediator and initiate mediation proceedings  
273 pursuant to this section. The parties may accept the mediator  
274 appointed by the division or, within 30 days, select a mediator  
275 to mediate the dispute pursuant to subsection (2).

(b) The parties shall each pay a \$250 filing fee to the mediator appointed by the division or selected by the parties within 30 days after the division notifies the parties of the appointment of the mediator. The \$250 filing fee shall be used by the mediator to defray the hourly rate charged for mediation of the dispute. Any portion of the filing fee not used shall be refunded to the parties.

(c) If a party to the dispute refuses to mediate, the other party may file a complaint with the Department of Legal Affairs. Within 10 business days after receipt of the complaint, the Department of Legal Affairs must appoint a mediator and mediation must begin in accordance with this section.

**Section 8. Paragraphs (a), (b), and (c) of subsection (1) of section 723.061, Florida Statutes, are amended to read:**

723.061 Eviction; grounds, proceedings.—

(1) A mobile home park owner may evict a mobile home owner, a mobile home tenant, a mobile home occupant, or a mobile home only on one or more of the following grounds:

(a) Nonpayment of the lot rental amount. If a mobile home owner, ~~or~~ tenant, or occupant, whoever ~~whichever~~ is responsible, fails to pay the lot rental amount when due and such failure to pay is not caused, directly or indirectly, by the park owner's refusal to accept payment for the lot rental amount or because the park owner has restricted the ability of the mobile home owner, tenant, or occupant to pay the lot rental amount when

301 due, and if the default continues for 10 ~~5~~ days after delivery  
302 of a written demand by the mobile home park owner for payment of  
303 the lot rental amount, the park owner may terminate the tenancy.  
304 The mobile home owner, tenant, or occupant; a family member or  
305 friend of the mobile home owner, tenant, or occupant; or any  
306 other person, organization, or charity may pay the lot rental  
307 amount by check or an electronic transfer, and such payment must  
308 be accepted by the park owner, operator of the mobile home park,  
309 or other designee of the park owner. If payment is made by  
310 check, the amount due is considered paid at the time the check  
311 is delivered to the park owner, operator of the mobile home  
312 park, or other designee of the park owner. However, if the  
313 mobile home owner, ~~or~~ tenant, or occupant; a family member or  
314 friend of the mobile home owner, tenant, or occupant; or any  
315 other person, organization, or charity ~~whichever is responsible,~~  
316 pays the lot rental amount due, including any late charges,  
317 court costs, and attorney ~~attorney's~~ fees, the court may, for  
318 good cause, deny the order of eviction, if such nonpayment has  
319 not occurred more than twice.

320 (b) Conviction of a violation of a federal or state law or  
321 local ordinance, if the violation is detrimental to the health,  
322 safety, or welfare of other residents of the mobile home park.  
323 The mobile home owner, ~~or~~ mobile home tenant, or mobile home  
324 occupant must vacate the premises within 7 days after the date  
325 the notice to vacate is delivered. This paragraph constitutes

326 grounds to deny an initial tenancy of a purchaser of a home  
327 under paragraph (e) or to evict an unapproved occupant of a  
328 home.

329 (c) Violation of a park rule or regulation, the rental  
330 agreement, or this chapter.

331 1. For the first violation of any properly promulgated  
332 rule or regulation, rental agreement provision, or this chapter  
333 which is found by any court of competent jurisdiction to have  
334 been an act that endangered the life, health, safety, or  
335 property of the park residents or employees or the peaceful  
336 enjoyment of the mobile home park by its residents, the mobile  
337 home park owner may terminate the rental agreement, and the  
338 mobile home owner, tenant, or occupant must vacate the premises  
339 within 7 days after the notice to vacate is delivered.

340 2. For a second violation of the same properly promulgated  
341 rule or regulation, rental agreement provision, or this chapter  
342 within 12 months, the mobile home park owner may terminate the  
343 tenancy if she or he has given the mobile home owner, tenant, or  
344 occupant written notice, within 30 days after the first  
345 violation, which specified the actions of the mobile home owner,  
346 tenant, or occupant that caused the violation and gave the  
347 mobile home owner, tenant, or occupant 7 days to correct the  
348 noncompliance. The mobile home owner, tenant, or occupant must  
349 have received written notice of the ground upon which she or he  
350 is to be evicted at least 30 days before ~~prior to~~ the date on

351 which she or he is required to vacate. A second violation of a  
352 properly promulgated rule or regulation, rental agreement  
353 provision, or this chapter within 12 months after ~~of~~ the first  
354 violation is unequivocally a ground for eviction, and it is not  
355 a defense to any eviction proceeding that a violation has been  
356 cured after the second violation. Violation of a rule or  
357 regulation, rental agreement provision, or this chapter more  
358 than 1 year after the first violation of the same rule or  
359 regulation, rental agreement provision, or this chapter does not  
360 constitute a ground for eviction under this section.

361  
362 A properly promulgated rule or regulation may not be arbitrarily  
363 applied and used as a ground for eviction or used as a basis for  
364 a mobile home park owner to refuse to accept the payment of the  
365 lot rental amount by any means, other than cash, or to otherwise  
366 restrict the ability of a mobile home owner, a tenant, or an  
367 occupant to pay the lot rental amount when due.

368 **Section 9. Paragraph (a) of subsection (1) of section**  
369 **723.0611, Florida Statutes, is amended to read:**

370 723.0611 Florida Mobile Home Relocation Corporation.—

371 (1)(a) There is created the Florida Mobile Home Relocation  
372 Corporation to address voluntary closures of mobile home parks  
373 due to a change in the use of the land comprising the mobile  
374 home park. The corporation shall be administered by a board of  
375 directors made up of six members, three of whom shall be

376 appointed by the Secretary of Business and Professional  
377 Regulation from a list of nominees submitted by the largest  
378 nonprofit association representing mobile home owners in this  
379 state, and three of whom shall be appointed by the Secretary of  
380 Business and Professional Regulation from a list of nominees  
381 submitted by the largest nonprofit association representing the  
382 manufactured housing industry in this state. All members of the  
383 board of directors, including the chair, shall be appointed to  
384 serve for staggered 3-year terms.

385 **Section 10. Paragraph (b) of subsection (1) and**  
386 **subsections (4) and (7) of section 723.0612, Florida Statutes,**  
387 **are amended to read:**

388 723.0612 Change in use; relocation expenses; payments by  
389 park owner.—

390 (1) If a mobile home owner is required to move due to a  
391 change in use of the land comprising the mobile home park as set  
392 forth in s. 723.061(1)(d) and complies with the requirements of  
393 this section, the mobile home owner is entitled to payment from  
394 the Florida Mobile Home Relocation Corporation of:

395 (b) The amount of \$6,500 ~~\$3,000~~ for a single-section  
396 mobile home or \$11,500 ~~\$6,000~~ for a multisection mobile home,  
397 whichever is less. Moving expenses include the cost of taking  
398 down, moving, and setting up the mobile home in a new location.

399 (4) The Florida Mobile Home Relocation Corporation must  
400 approve payment within 45 days after receipt of the information



set forth in subsection (3), or payment is deemed approved. A copy of the approval must be forwarded to the park owner with an invoice for payment. Upon approval, the corporation shall issue a voucher in the amount of the contract price for relocating the mobile home. The moving contractor may redeem the voucher within 2 years after the date of issuance from the corporation following completion of the relocation and upon approval of the relocation by the mobile home owner.

(7) In lieu of collecting payment from the Florida Mobile Home Relocation Corporation as set forth in subsection (1), a mobile home owner may abandon the mobile home in the mobile home park and collect \$5,000 ~~\$1,375~~ for a single section and \$7,000 ~~\$2,750~~ for a multisection from the corporation as long as the mobile home owner delivers to the park owner the current title to the mobile home duly endorsed by the owner of record and valid releases of all liens shown on the title. If a mobile home owner chooses this option, the park owner must pay ~~shall make payment to~~ the corporation \$1,375 for a single section mobile home and \$2,750 for a multisection mobile home ~~in an amount equal to the amount the mobile home owner is entitled to under this subsection~~. The mobile home owner's application for funds under this subsection requires ~~shall require~~ the submission of a document signed by the park owner stating that the home has been abandoned under this subsection and that the park owner agrees to make payment to the corporation in the amount provided herein

426 ~~to the home owner under this subsection.~~ However, in the event  
427 that the required documents are not submitted with the  
428 application, the corporation may consider the facts and  
429 circumstances surrounding the abandonment of the home to  
430 determine whether the mobile home owner is entitled to payment  
431 under ~~pursuant to~~ this subsection. The mobile home owner is not  
432 entitled to any compensation under this subsection if there is a  
433 pending eviction action for nonpayment of lot rental amount  
434 pursuant to s. 723.061(1)(a) which was filed against him or her  
435 before ~~prior to~~ the mailing date of the notice of change in the  
436 use of the mobile home park given pursuant to s. 723.061(1)(d).

437 **Section 11. Paragraph (b) of subsection (6) of section**  
438 **723.011, Florida Statutes, is amended to read:**

439 723.011 Disclosure prior to rental of a mobile home lot;  
440 prospectus, filing, approval.—

441 (6)

442 (b) If a park owner violates this section and a lessee  
443 suffers a substantial loss or damage to the lessee's mobile home  
444 or personal property as a result of flooding, the lessee may  
445 terminate the rental agreement by giving a written notice of  
446 termination to the park owner no later than 30 days after the  
447 date of the damage or loss. Termination of a rental agreement  
448 under this section is effective when the requirements of s.  
449 723.023(1)(e) ~~s. 723.023(5)~~ are met. For the purpose of this  
450 paragraph, the term "substantial loss or damage" means the total

cost of repairs to or replacement of the mobile home and  
personal property is 50 percent or more of the mobile home and  
personal property's market value on the date the flooding  
occurred.

**Section 12.** This act shall take effect July 1, 2026.