

MEMORANDUM

TO: FMO Members

FROM: FMO Board of Directors

DATE: February 11, 2009

SUBJECT: FMO 2009 Legislation

We are pleased to report that Senator Mike Fasano, President Pro Tempore, (R-New Port Richey), and Representative Evan Jenne, House Democrat Whip, (D-Ft. Lauderdale), have filed bills at our request.

Over the past several years we have heard from many FMO members that you want an opportunity to purchase your park before it is sold to any one else. We have heard you and with your help we intend to change current law next session.

Following is a summary of the concepts found in **Senate Bill 1032** and **House Bill 609**.

- We propose the **“Homeowners’ Offer to Purchase”**. The park residents, by and through the HOA, after making a proper offer to purchase to the park owner, would have the first right to purchase the park, regardless of whether another offer is solicited or unsolicited. The offer to purchase must be renewed annually and meet certain requirements.
- We also propose that when we can match an offer to purchase, the park owner must sell it to the residents.
- We propose to expand the timeframes within which to respond to a specific offer to purchase.
- When residents are not purchasing their park and relocation must occur due to a change in use, we propose that local governments be required to determine that other facilities exist for relocation that are not only suitable (current law), but also are monetarily comparable and available.
- We also propose to require that the park owner has actually submitted an application for rezoning or change in use to the local government prior to eviction notice, if it is required.
- We also suggest binding arbitration if both parties agree as an alternative to proceeding in a legal action within the judiciary.
- The bills also have a change relating to lot rents when a purchaser assumes the existing lease.

We are hopeful to work out differences for a successful conclusion. Stay tuned for specifics as they evolve! We will need your help with letter writing and emails!

