

What Agency Regulates Mobile Home Parks?

The Division of Land Sales, Condominiums and Mobile Homes of the Department of Business and Professional Regulation. Their address is: 1940 North Monroe Street, Tallahassee, FL 32399-0750, telephone 850-487-2252.

How Can They Help Tenants?

The Division can order refunds of improper fees, charges and assessments. It may seek injunctive relief against a park owner or agent violating tenant's rights. It may fine the mobile home park owner for violating law or park rules.

What Rules Govern My Tenancy?

If the park has more than 26 mobile homes, the park must have a prospectus. This will include the rental agreement, a description of the park and all improvements (club house, swimming pools, etc.), and potential fees and assessments.

What if the Park Has Less Than 26 Mobile Homes?

The park must have a written notice which includes all fees and charges.

Can the Mobile Home Park Pass On Fees?

The park may collect fees for increases in ad valorem taxes and utility charges not otherwise being collected and that the potential for these fees were advised to the tenant prior to assessment. Pass-On fees, such as new impact fees or hook-up fees for a capital improvement may be assessed pursuant to the prospectus.

Can the Mobile Home Park Raise the Rent?

The park owner must give ninety (90) days notice prior to a rent increase or reduction in services. If a majority of the mobile home owners, after a meeting of their representatives, feel the rent increase is unreasonable they can ask the Division of Land Sales, Condominiums and Mobile Homes to negotiate the rent increase. If mediation fails, either party can go to court for a ruling on the fairness of the change.

What if I Can't Pay My Lot Rent?

The park owner must first give you an opportunity to catch up on your lot rent. You must be given a five(5)-day notice to pay your rent or vacate. If you fail to pay the rent after that, the park owner can file an eviction action in County Court. If you pay your rent, plus accrued Court costs, late charges and attorney's fees prior to a hearing, the Court can deny the eviction.