



How can I make a complaint?

You are protected under Florida's Mobile Home Act. Contact *Florida Land Sales, Condominiums and Mobile Homes* (a division of the *Florida Department of Business and Professional Regulation*) which investigates mobile home park complaints and provides mediation and dispute settlement services: (850) 488-1122 Mon.-Fri. 8 a.m.-5 p.m.

DID YOU KNOW?

There are 17,721 mobile home owners in Pinellas County who own their lot.

What is the Pinellas County Mobile Home Transition Program?

This program helps eligible mobile home owners displaced from parks to secure affordable housing support when parks are rezoned for another use. The program offers one-on-one counseling to develop a replacement housing plan based on specific housing needs.

- You may qualify for up to two years of rental assistance when affordable housing cannot be located.
- Housing options include mobile homes, apartments, duplexes, triplexes and single family homes.
- The program does not provide relocation benefits and expenses.

Pinellas County complies with the Americans with Disabilities Act. To obtain an accessible format of this document, please contact the Pinellas County Communications Department at (727) 464-4600/TDD (727) 464-4431.

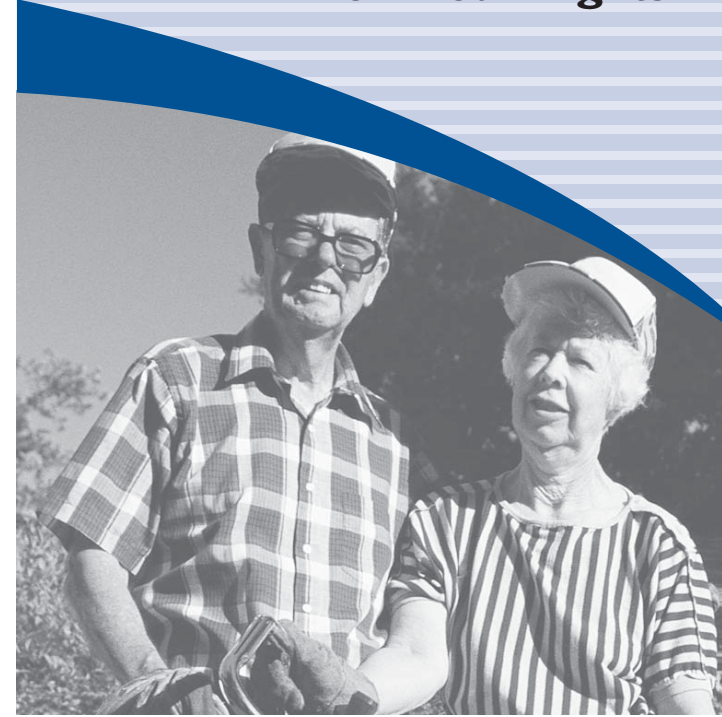
(727) 464-4600
www.pinellascounty.org

333 Chestnut Street
Clearwater, Florida 33756



MOBILE HOME PARK RESIDENTS

Know Your Rights



If you own a mobile home that sits on a rental lot in a mobile home park, you have legal rights under the *Florida Mobile Home Act*.



Is the park owner violating your rights? Can you be forced to move? Here's what you need to know:



I own my mobile home. Do I own the lot it's on? Do I need a registration decal?

If you own your mobile home and pay the park owner a lot rental fee, then you do not own the lot. If you are paying a lot rental fee to the park owner, you should have an annual decal from the *Pinellas County Tax Collector's* office. Contact the *Tax Collector's* office if you're unsure whether you own your lot or don't have a decal: (727) 562-3262.

Can the park owner increase my lot rent?

Yes. If you don't have a lease, the park owner must give you a written notice 90 days before raising your lot rent. If you have a lease, this should be contained in your lease agreement.

Why is a lease important and do I have one?

A lease is a legal agreement between you and the park owner. Leases for less than one year are not required by law to be in writing. If you need a copy of your lease agreement, and it is a lease for one year or more, the park owner is required to give you one.

What does the law say about eviction?

As an owner in a mobile home park, you can be evicted for:

- Nonpayment of lot rent
- Violation of park rules
- A change in land use
- A federal or state law conviction
- Violating a local ordinance that pertains to the health, safety or welfare of other park residents.

Can I be forced to move because the park owner decides to redevelop the park?

Yes. The park owner must give you at least six months written notice of the planned change. It must clearly state the date when you must move out.

Can a mobile home park close if the owner decides not to operate it anymore?

Yes. The park owner must give mobile home residents written notice of the planned change at least six months before closing.

Can the park owner force me to make improvements to my home?

Only before you move into the park. Once there, your mobile home must comply with local codes and ordinances.

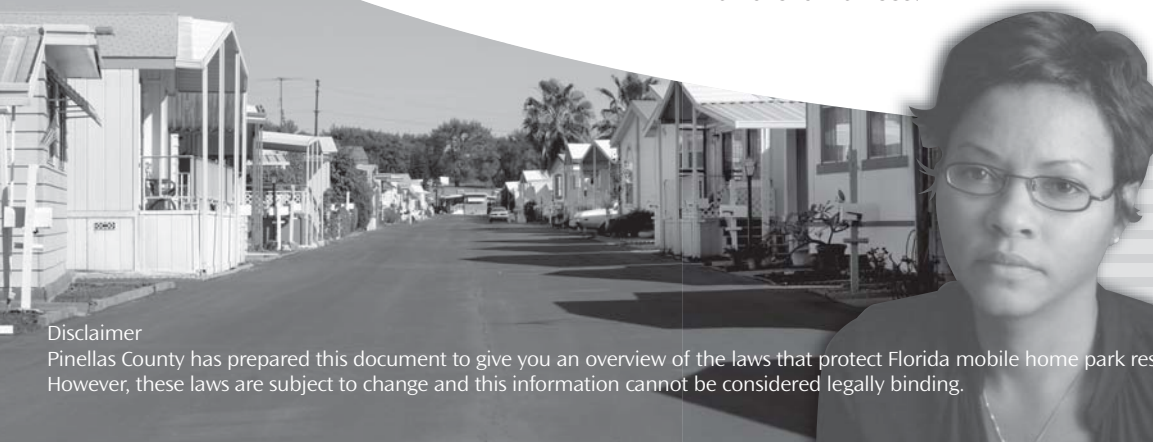
Where can I get assistance if I have to leave the park?

Under *Florida Statute 723*, you may get some financial assistance from the *Florida Mobile Home Relocation Corporation*: (888) 862-7010; www.fmhrc.net.

You may qualify if you live in a mobile home park with 10 or more lots which is undergoing a land use change, and you must move your mobile home or abandon it because it's too old or has structural problems.

Who represents the mobile home owner in a dispute with the park owner?

Mobile home owners can form a committee to represent them, selected by a majority of those owners affected. If a homeowners association exists, the Board of Directors can represent the group. Another option is to hire a lawyer. All costs, including legal fees, are the responsibility of the homeowners.



Pinellas County  **WHAT YOU NEED TO KNOW...**

Pinellas County Mobile Home Transition Program

(727) 464-3000 (Mon.-Fri. 8 a.m.-5 p.m.)

Florida Dept. of Business & Professional Regulation

(850) 488-1122 (Mon.-Fri. 8 a.m.-5 p.m.)

www.myflorida.com/dbpr/lsc/mobilehomes/index.shtml

Website Resources

www.pinellascounty.org/community/housing.htm

www.pinellascounty.org/community/mobilehomes.htm

Disclaimer

Pinellas County has prepared this document to give you an overview of the laws that protect Florida mobile home park residents. However, these laws are subject to change and this information cannot be considered legally binding.