

An act relating to protecting the right of the citizen to own property, and pertaining to the undue impact on the individual's right as a result of corporate infringement into the provision and ownership of single family homes.

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

Section 1. Title of Act: This act may be cited as "The Home Preservation Act"

Section 2. Prohibition against Organizational Ownership of Single-Family Homes: It is hereby established, effective ten (10) months from the date of adoption of this Act, that single-family home ownership within the state of Florida shall be restricted, with the exceptions stated in Section 4 of this Act, to specific citizen(s) named in title. It is further established that businesses, corporations, non-profit entities, estates, and all other "organizations" shall be expressly prohibited from owning any single-family dwelling, subject to the exceptions contained in this Act.

Section 3. Justification of Cause: The people of the State of Florida recognize that the basic human need for shelter has been abrogated and reduced to a service to be provided at cost, through the systemized commercialization of the single-family home. It is further recognized that the commercialization of the provision of suitable living space has resulted in a great number of Floridians being priced out of the market for homes in their own state. With that, it is recognized that business institutions should not be permitted to monopolize, or inflate, housing markets so as to serve the commercial rental agencies, thus diminishing access to the average citizen of the State of Florida:

Section 4. Exceptions: The sole exceptions to this Act shall be limited to:

- a) Non-profit organizations providing housing, on a permanent or temporary basis, at no cost to the recipient(s). Though these organizations may require savings or funds aggregation requirements for qualification to participate in the program, provided that the non-profit maintains control of the funds for a limited duration, and that all funds are reimbursed to the occupant not later than 15 days from the date that the occupant evacuates the premises.
- b) Any business or organization providing housing, on a permanent or temporary basis, to individuals and families at no cost to the resident(s).
- c) Any Trust (or other similar organization of individuals) that acquire title to a Single-Family Home, and are responsible for the administration of the same, while some member of the Trust, or a family member thereof resides in the home, provided that the resident is responsible for no costs or payments in excess of standard mortgage, escrow, maintenance and repair costs that any "owner" of a home might otherwise reasonable be expected to pay in the administration of their own privately owned home.
- d) Individuals purchasing one or more single-family homes for individual/personal investment and management of rental properties.
- e) Original Home Builders, who maintain title for the purpose of building a home, or homes, for future sale in accordance with the limitations of this Act.

Section 5: Applicability: This act shall apply to all new, existing, and pending single-family properties under title in the State of Florida, without any exception save those provided in Section 4 of this Act.

Section 6: Resolving Existing corporate ownership issues:

- 6.1. Entities holding title of property covered by this act (i.e. Single-Family Homes) shall be responsible to dispose of ownership (e.g. sell, donate, or otherwise transfer title) to comply with the restrictions of this Act. Such transfer of ownership shall be affected not later than ten (10) months from the date of passage of this act.
- 6.2. Entities holding title to property covered by this act (i.e. Single-Family Homes), shall be prohibited from collecting rent, fees, or other remuneration from occupants of such property, effective immediately on the first (1st) day following the expiration of the ten (10) months provided for transfer of title, as delineated in Section 6.1. (above) of this Act.

Section 7: Zoning elimination or modification: It is further established that no county shall establish less than one third (1/3) of its zoned land mass for Single-Family Home residences (either new or existing construction). It is further established that no county shall alter current zoning to eliminate, restrict, or remove Single-Family Homes from areas which they are currently permitted.

***** END OF ACT *****