



THE FLORIDA HOUSE OF REPRESENTATIVES

Will Robinson
State Representative, District 71

NEWS RELEASE

For Immediate Release:
February 22, 2023

Media Contact:
Alana.Fay@MyFloridaHouse.gov
(850) 717-5071

Senator Bradley and Representative Robinson File Legislation to Crack Down on Predatory Real Estate Listing Agreements

TALLAHASSEE, Fla. (February 22, 2023) — Today, in response to the increase in predatory behavior by certain real estate companies, Florida State Senator Jennifer Bradley (R-Fleming Island) and Florida State Representative Will Robinson (R-Bradenton) introduced legislation to crack down on the practice of luring Floridians into exploitative real estate listing agreements.

Senator Bradley and Representative Robinson filed the legislation in response to the actions of at least one Florida-based company, MV Realty, accused of ensnaring Floridians into 40-year agreements to list their homes in exchange for nominal, upfront cash to the homeowner. The company placed a three percent lien against the house to enforce the provisions of the contract. The bill expands the current prohibitions in Florida Statute against predatory real estate practices over which MV Realty is being sued by Florida Attorney General Ashley Moody. The case is currently pending before the Thirteenth Judicial Court in Hillsborough County.

Upon filing the bill, Sen. Bradley said, "When companies seek to exploit Floridians with predatory real estate dealings, the Legislature should act quickly to ensure our laws are optimally crafted to limit the bad behavior. This proposed legislation refines our laws to crack down on these behaviors and protects Floridians from being caught-up in these predatory contracts."

Rep. Robinson added, "Each year, hundreds of thousands of Floridians enter into an active listing agreement with a broker to place a home on the market for sale. Generally, these agreements are no more than six months in length, and are a routine and ordinary part of the real estate transaction. Our laws and regulations are created to protect consumers and ensure that the marketplace is honest and transparent. Our proposed bill refines Florida real estate code to prevent predatory companies from exploiting consumers, while ensuring we're not adversely affecting legitimate real estate practices."

The sponsors also noted their gratitude to real estate technology company Zillow, which has been working to educate legislators and the public about the subject. Sen. Bradley said, "We appreciate Zillow's diligent effort to bring awareness to this form of exploitation in the real estate market. They have worked hard to bring this bill about and protect Florida's consumers."

AG Moody expressed her support for the legislation, stating, "I have steadfastly fought for Floridians against those who have tried to take advantage of them. I am proud to support this bill because it shuts down an unfair, unscrupulous new practice that aims to take advantage of Floridians and their most important asset, their homes. While I continue fighting against this practice in court, this bill will stop the practice from taking root and having a larger, negative effect on Floridians."

###