

Dorothy's Not the Only One Who Needs Ruby Slippers
The RPPTL Section's No Place Like Home Program

"There's no place like home, there's no place like home, there's no place like home."

Frank Baum, The Wizard of Oz

There is no clicking of the heels three times for those confronting destruction of what they believe has been their family's generational home. Stated in more stark terms, it is a rather bleak nightmare when financial disaster assistance is available but proof of title is not. The RPPTL Section of the Florida Bar has focused on the issue and is ready to provide real estate and probate assistance to Florida's underserved population who confront, usually on an emergent basis, all of the practical issues which arise from imperfect title to residential real property.

1. What is the "No Place Like Home Program" ("NPLH")? NPLH is a joint cooperative project between the RPPTL Section and Florida's Legal Aid organizations.
2. What will NPLH do? NPLH will provide legal resources to perfect legal title to residential real property at limited or no cost to Florida residents whose imperfect title undermines their continued occupancy and ownership of, and rights and benefits to, their homes.
3. How will NPLH work? Section members will train and be trained to provide title related legal services in both the real estate and probate settings aimed at perfecting title and resolving title issues. Those who qualify for the legal services and benefits provided by NPLH will be able to continue to reside in their homes and receive assistance from disaster and similar relief/insurance programs. Quiet title, probate and title oriented proceedings and legal counsel will be provided by Section members and coordinated through Legal Aid offices throughout the state.
4. How will NPLH be "rolled out?" NPLH is being rolled out in the following legal aid offices: Bay Area Legal Services (13th Circuit/Hillsborough); Legal Aid of Manasota (12th Circuit/Sarasota and Manatee only); Legal Aid Society of Palm Beach County (15th Circuit/Palm Beach); Legal Aid Service of Broward County (17th Circuit/Broward); and Legal Services of North Florida (1st Circuit/Escambia, Santa Rosa, Okaloosa and Walton; 2nd

Circuit/Franklin, Gadsden, Jefferson, Leon, Liberty and Wakulla and 14th Circuit/Bay, Calhoun, Gulf, Holmes, Jackson and Washington).

5. What role can I as an At Large Member of the Section ("ALM's") play? At least two distinct and equally important areas of service will be available for ALM's as the first lawyers to roll out and perfect NPLH. Subsequently, NPLH will be rolled out for all Section members and Florida practitioners. First of the two areas of service will be involvement of ALM's members in educating others in the "how to's" of perfecting title, as well as educating lawyers as to the purposes and methods of the program. Mentoring of lawyers involved with ongoing title procedures will be included. Publicity and marketing assistance with respect to the program will be part of this portion of ALM's. This will include speaking about and promoting the program in conjunction with Florida's Legal Aid offices. The second area will be the operational aspect of NPLH and will have ALM's real estate and probate lawyers spearheading and strategizing the best methods for resolving title issues and then pursuing them. After the pilot Circuits have initiated the process, NPLH will be rolled out for participation by all Section members and Florida practitioners in as many circuits and related legal aid offices as are possible. Additional assistance in raising funds (after Section sponsors are contacted) for continuation of NPLH will be sought through ALM's members, including contact with program sponsors in their judicial circuits. In addition to trainers and mentors, experienced Section member volunteers are needed to assist the various legal aid offices in vetting cases as to merit and assisting with the preparation of written case summaries to facilitate the vetting. The vetting process is intended to provide those Section member volunteers who will be handling cases, with sufficient information for a determination as to whether they wish to handle a given case, while at the same time providing conflict information.
6. How will NPLH be initially funded (title searches, filling fees and other costs and expenses)? Existing Section sponsors are being canvassed for financial assistance for the program and those who qualify for assistance through the program. Some title companies have indicated, on a preliminary basis, that they will provide title searches and related services at "cost." Additional sponsors may be necessary and contact information may be sought from ALM's members for such sponsors.

NO PLACE LIKE HOME

Addressing Emergent Title Issues for Qualified Florida Residents

From the Attorneys of the Real Property, Probate & Trust Law Section
of the Florida Bar ("RPPTL") and Florida's Legal Aid and Services

Offices

Attorney Registration Form (for ALM's)

What is NO PLACE LIKE HOME? NO PLACE LIKE HOME is a joint project of RPPTL and certain Legal Aid offices in "pilot jurisdictions/circuits" in Florida. The program and objectives are more fully described in the attached Q & A. The program seeks to resolve and rectify title issues experienced by certain members of Florida's underserved population which might otherwise preclude them from receiving or experiencing the benefits of real property ownership or title, including receipt of available disaster aid or assistance.

What is attorney registration? Two paths or programs for ALM's attorney participation/registration are initially being offered. The first path is pilot area participation as a trainer ("Program 1: Train the Trainer Program"). You will be receiving materials and training for teaching those in your circuit as to how to resolve and perfect relevant title issues. The second path or program is pilot area participation in actually resolving title issues and perfecting title ("Program 2: Resolving Title Program"). You may sign up with your circuit's legal aid office for both or either of the available programs in one of the pilot circuits. The programs will soon be rolled out in other circuits.

See next page.

Please email this completed form to katherine.frazierhwhlaw.com

No Place Like Home Attorney Registration Form

Contact and Related Information

Date:

Name:

Area of Practice:

Member of RPPTL Section (Circle one) Yes No

Florida Bar Number and year admitted to Florida Bar:

Law Firm/Employer:

Address:

Email Address:

Phone number:

Fax number:

Judicial Circuit:

Legal Aid Office (Circle One): North Florida; Bay Area; Legal Aid of Manasota;

Palm Beach County; Broward County

I am interested in (circle one or both):

PROGRAM 1: TRAIN THE TRAINER PROGRAM

PROGRAM 2: RESOLVING TITLE PROGRAM

Please email this completed form to Katherine.frazier@hwhlaw.com