

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 Real Property, Probate & Trust Law ("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? RPPTL 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 RPPTL Section members and coordinated through legal aid offices throughout the state.
4. How will NPLH be "rolled out?" NPLH has already been 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). NPLH is now being rolled out to all of the remaining circuits in the State of Florida.

5. What role can I play? While services may vary in various circuits, generally speaking, at least two distinct and equally important areas of service will be available. First of the two areas of service will be 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. RPPTL Section members may be asked to speak about and promote the program in conjunction with Florida's legal aid offices. The second area will be the operational aspect of NPLH and will have RPPTL Section real estate and probate lawyers spearheading and strategizing the best methods for resolving title issues and then pursuing them. Now that the pilot circuits have initiated the process, NPLH is being made available for participation by all RPPTL Section members and Florida practitioners. Additional assistance in raising funds (after RPPTL Section sponsors are contacted) for continuation of NPLH will be sought through RPPTL Section members, including contact with program sponsors in their judicial circuits. In addition to trainers and mentors, experienced RPPTL 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 RPPTL 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 RPPTL 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 RPPTL Section members for such sponsors. (NOTE: THOUGH NPLH HAS BEEN FUNDED IN CERTAIN PILOT CIRCUITS BY A LEGAL SERVICES CORPORATION GRANT, THAT FUNDING IS LIMITED TO THOSE PILOT CIRCUITS).

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 Aids and Services

Offices

Attorney Registration Form (for ALMs)

What is NO PLACE LIKE HOME ("NPLH")? NPLH is a joint project of RPPTL and legal aid offices 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? While services may vary in various circuits, generally speaking, at least two distinct paths or programs for RPPTL attorney participation/registration are 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 the available programs.

See next page.

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Please email this completed form to LMiller@floridatax.com

No Place Like Home Attorney Registration Form

Contact and Related Information

Date:

Name:

Area of Practice: (RP/PT) (Circle one)

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:

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 LMiller@floridatax.com