

1                                   A bill to be entitled  
 2           An act relating to private property for motor vehicle  
 3           parking; amending s. 715.075, F.S.; requiring owners  
 4           and operators of certain property to follow specified  
 5           rules; prohibiting certain invoices from resembling  
 6           specified citations; removing a provision prohibiting  
 7           certain county and municipal regulations; providing an  
 8           effective date.

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

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12           Section 1. Section 715.075, Florida Statutes, is amended  
 13 to read:

14           715.075 Vehicles parked on private property; rules and  
 15 rates authorized.—

16           (1) The owner or operator of a private property used for  
 17 motor vehicle parking:

18           (a) Must have a physical location in this state.

19           (b) May establish rules ~~and rates~~ that govern private  
 20 persons parking motor vehicles on such private property. Such  
 21 rules ~~and rates~~ may include parking charges for violating the  
 22 property owner's or operator's rules ~~and must be posted and~~  
 23 ~~clearly visible to persons parking motor vehicles on such~~  
 24 ~~private property.~~

25           (c) Must establish fines and penalties equal to the fines

26 and penalties set for municipal parking.

27 (d) Must have posted signage that is clearly visible to  
 28 persons parking motor vehicles on such private property and  
 29 include:

30 1. Any rules established under paragraph (b), including  
 31 any parking charges for violations.

32 2. The fines and penalties established under paragraph  
 33 (c).

34 3. The name of the owner of the private property.

35 4. A customer service phone number and hours of operation.

36 (e) May not report an invoice to a credit bureau.

37 (2)(a) An invoice for parking charges issued under this  
 38 section must include the following statement in uppercase type:  
 39 THIS INVOICE IS PRIVATELY ISSUED, IS NOT ISSUED BY A  
 40 GOVERNMENTAL AUTHORITY, AND IS NOT SUBJECT TO CRIMINAL  
 41 PENALTIES.

42 (b) An invoice issued under this section may not resemble  
 43 the citations issued by local authorities.

44 ~~(2) A county or municipality may not enact an ordinance or~~  
 45 ~~a regulation restricting or prohibiting a right of a private~~  
 46 ~~property owner or operator established under subsection (1). Any~~  
 47 ~~such ordinance or regulation is a violation of this section and~~  
 48 ~~is null and void.~~

49 Section 2. This act shall take effect July 1, 2023.