

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 invoices
 4 for parking charges to be sent by certified mail to a
 5 specified party; prohibiting the assessment of a late
 6 fee before a certain period; authorizing the
 7 assessment of a late fee after such period;
 8 prohibiting a county or municipality from adopting a
 9 certain ordinance or regulation; prohibiting a private
 10 property owner or operator from charging specified
 11 parties under certain conditions; providing an
 12 effective date.

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

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 16 Section 1. Section 715.075, Florida Statutes, is amended
 17 to read:

18 715.075 Vehicles parked on private property; rules and
 19 rates authorized.—

20 (1) (a) The owner or operator of a private property used
 21 for motor vehicle parking may establish rules and rates that
 22 govern private persons parking motor vehicles on such private
 23 property. Such rules and rates may include parking charges for
 24 violating the property owner's or operator's rules and must be
 25 posted and clearly visible to persons parking motor vehicles on

26 | such private property.

27 | (b) An invoice for parking charges issued under this
 28 | section must include the following statement in uppercase type:
 29 | THIS INVOICE IS PRIVATELY ISSUED, IS NOT ISSUED BY A
 30 | GOVERNMENTAL AUTHORITY, AND IS NOT SUBJECT TO CRIMINAL
 31 | PENALTIES.

32 | (c) An invoice for parking charges issued under this
 33 | section must be sent to the registered owner of the vehicle by
 34 | certified mail. The owner or operator of a private property used
 35 | for motor vehicle parking may not assess a late fee for a period
 36 | of at least 30 days after the postmarked date of the mailing.

37 | (2) A county or municipality may not enact an ordinance or
 38 | a regulation restricting in any manner the parking rates charged
 39 | by ~~or prohibiting a right of~~ a private property owner or
 40 | operator, including parking charges for violating the rules of
 41 | the property owner or operator established under subsection (1).
 42 | Any such ordinance or regulation is a violation of this section
 43 | and is null and void.

44 | (3) The owner or operator of a private property used for
 45 | motor vehicle parking may not charge the registered owner or
 46 | other legally authorized person in control of the vehicle that
 47 | enters the private property if the owner or other legally
 48 | authorized person is on the property for less than 10 minutes
 49 | and does not park.

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