

Amendment No.

COMMITTEE/SUBCOMMITTEE ACTION

ADOPTED \_\_\_\_\_ (Y/N)

ADOPTED AS AMENDED \_\_\_\_\_ (Y/N)

ADOPTED W/O OBJECTION \_\_\_\_\_ (Y/N)

FAILED TO ADOPT \_\_\_\_\_ (Y/N)

WITHDRAWN \_\_\_\_\_ (Y/N)

OTHER

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1 Committee/Subcommittee hearing bill: State Affairs Committee  
2 Representative Lopez, V. offered the following:

3  
4 **Amendment (with title amendment)**

5 Remove everything after the enacting clause and insert:

6 Section 1. Section 715.075, Florida Statutes, is amended  
7 to read:

8 715.075 Vehicles parked on private property; rules and  
9 rates authorized.—

10 (1)(a) The owner or operator of a private property used  
11 for motor vehicle parking may establish rules and rates that  
12 govern private persons parking motor vehicles on such private  
13 property. Such rules and rates may include parking charges for  
14 violating the property owner's or operator's rules. The owner or  
15 operator of a private property used for motor vehicle parking  
16 and must place signage that is legible ~~be posted~~ and clearly

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17 visible to persons entering the area used for motor vehicle  
18 parking motor vehicles on such private property. The signage  
19 must state that the property is not operated by a governmental  
20 entity, list the rates for parking charges for violating the  
21 rules of the property owner or operator, and provide notice of  
22 the grace period and appeal process provided by this section.  
23 Such signage may be regulated by the county or municipality in  
24 which the property is located.

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

30 (c) An invoice for parking charges issued for violating  
31 the rules of the property owner or operator of a private  
32 property used for motor vehicle parking must be placed on the  
33 motor vehicle in a prominent location or mailed within 5  
34 business days of the violation. The owner or operator of a  
35 private property used for motor vehicle parking may not assess a  
36 late fee until expiration of the 15-day period following the  
37 denial of any appeal filed pursuant to paragraph (d) or for a  
38 period of at least 30 days after the invoice is placed on the  
39 motor vehicle or the postmarked date of the mailing, whichever  
40 is later.

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41 (d) An invoice for parking charges issued under this  
42 section must include a method to dispute and appeal the invoice  
43 by a party who believes they have received the invoice in error.  
44 Such dispute must be filed with the parking lot owner or  
45 operator within 15 days after the invoice is placed on the motor  
46 vehicle or after the postmarked date of the mailing of the  
47 invoice. The parking lot owner or operator shall have 5 business  
48 days in which to render a decision of the filed dispute. The  
49 party may then, within 10 days after receipt of the owner's or  
50 operator's decision, appeal said decision. The appeal must be  
51 determined by a neutral third-party adjudicator with the  
52 authority to review and approve or deny the appeal. If the  
53 appeal is approved, the invoice shall be dismissed. If the  
54 appeal is denied, the party shall pay the original invoice  
55 within 15 days after the decision of the adjudicator.

56 (e) Paragraphs (c) and (d) of this subsection do not apply  
57 to an owner or operator of a theme park or entertainment complex  
58 as that term is defined in s. 509.013.

59 (2) A county or municipality may not enact an ordinance or  
60 a regulation restricting or prohibiting a right of a private  
61 property owner or operator established under subsection (1). Any  
62 such ordinance or regulation is a violation of this section and  
63 is null and void.

64 (3) The owner or operator of a private property used for  
65 motor vehicle parking must allow a grace period of at least 10

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66 minutes upon entrance to such property before any parking  
67 charges may be incurred, provided that the motor vehicle does  
68 not park during that time.

69 (4) This section does not apply to an owner or operator of  
70 a lodging park, mobile home park, or recreational vehicle park  
71 as those terms are defined by s. 513.01, provided the terms of  
72 tenancy and parking within such park are established by rules  
73 and regulations of the park pursuant to s. 513.117 or within a  
74 rental agreement between the owner or operator of the park and  
75 the operator of the motor vehicle.

76 (5) An owner or operator of a private property used for  
77 motor vehicle parking may not sell, offer to sell, or transfer  
78 to another person for use or sale any personal information  
79 obtained from a party using the private property for parking  
80 services.

81 Section 2. This act shall take effect July 1, 2024.

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**T I T L E   A M E N D M E N T**

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Remove everything before the enacting clause and insert:  
An act relating to motor vehicle parking on private property;  
amending s. 715.075, F.S.; providing requirements for signage  
for certain parking facilities; authorizing certain entities to  
regulate such signage; providing requirements for invoices for

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91 parking charges of certain parking facilities; prohibiting the  
92 assessment of a late fee before a certain period; requiring a  
93 method of appeal for parking invoices; providing requirements  
94 for such appeal process; providing an exception; requiring a  
95 specified grace period before certain charges may be incurred;  
96 providing an exception; prohibiting owners or operators of  
97 private property used for motor vehicle parking from selling or  
98 offering to sell or transfer to another person personal  
99 information obtained from a party using the property for parking  
100 providing an effective date.