

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WITHDRAWN	_____	(Y/N)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		

1 Committee/Subcommittee hearing bill: Local Administration,
 2 Federal Affairs & Special Districts Subcommittee
 3 Representative Lopez, V. offered the following:
 4

Amendment (with title amendment)

6 Remove everything after the enacting clause and insert:

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

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

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

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

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

31 (c) An invoice for parking charges issued for violating
32 the rules of the property owner or operator of a private
33 property used for motor vehicle parking must be placed on the
34 motor vehicle in a prominent location or mailed within 5 days of
35 the violation. The owner or operator of a private property used
36 for motor vehicle parking may not assess a late fee until 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 appeal the invoice by a party
43 who believes they have received the invoice in error. Such
44 appeal must be filed within 30 days after the invoice is placed
45 on the motor vehicle or after the postmarked date of the mailing
46 of the invoice. The appeal process must use a neutral third-
47 party adjudicator with the authority to review and approve or
48 deny the appeal.

49 (2) A county or municipality may not enact an ordinance
50 or a regulation restricting or prohibiting a right of a private
51 property owner or operator established under subsection (1). Any
52 such ordinance or regulation is a violation of this section and
53 is null and void.

54 (3) The owner or operator of a private property used for
55 motor vehicle parking must allow a grace period of at least 10
56 minutes upon entrance to such property before any parking
57 charges may be incurred, provided that the motor vehicle does
58 not park during that time.

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

60
61

T I T L E A M E N D M E N T

62 Remove everything before the enacting clause and insert:

63 An act relating to motor vehicle parking on private
64 property; amending s. 715.075, F.S.; requiring signage for
65

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66 certain parking facilities that meets specified legibility and
67 visibility standards; providing required contents of signage;
68 requiring that invoices for parking charges be placed on the
69 motor vehicle in a prominent location or be sent within a
70 certain period of time; prohibiting the assessment of a late fee
71 before a certain period; requiring a method of appeal for
72 parking invoices; providing requirements for such appeal
73 process; requiring a specified grace period before certain
74 charges may be incurred; providing an effective date.