

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WITHDRAWN	_____	(Y/N)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: State Affairs Committee
 2 Representative Lopez, V. offered the following:

Amendment (with title amendment)

Remove everything after the enacting clause and insert:

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

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

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

Amendment No.

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 days of
34 the violation. The owner or operator of a private property used
35 for motor vehicle parking may not assess a late fee until
36 expiration of the 15-day period following the denial of any
37 appeal filed pursuant to paragraph (d) or for a period of at
38 least 30 days after the invoice is placed on the motor vehicle
39 or the postmarked date of the mailing, whichever is later.

40 (d) An invoice for parking charges issued under this
41 section must include a method to dispute and appeal the invoice

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Amendment No.

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

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

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

63 (3) The owner or operator of a private property used for
64 motor vehicle parking must allow a grace period of at least 10
65 minutes upon entrance to such property before any parking

Amendment No.

66 charges may be incurred, provided that the motor vehicle does
67 not park during that time.

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

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

80 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:

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An act relating to motor vehicle parking on private property;

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amending s. 715.075, F.S.; providing requirements for signage

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for certain parking facilities; authorizing certain entities to

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regulate such signage; providing requirements for invoices for

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parking charges of certain parking facilities; prohibiting the

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assessment of a late fee before a certain period; requiring a

COMMITTEE/SUBCOMMITTEE AMENDMENT

Bill No. CS/HB 271 (2024)

Amendment No.

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

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