

HB 271

2024

1 A bill to be entitled

2 An act relating to motor vehicle parking on private
3 property; amending s. 715.075, F.S.; requiring that
4 posted rules and rates for certain parking facilities
5 meet specified legibility and visibility standards;
6 prohibiting issuance of invoices for parking unless
7 such invoices include a method for appeal; providing
8 requirements for such appeal process; requiring that
9 invoices for parking charges to be sent within a
10 certain period of time; prohibiting the assessment of
11 a late fee before a certain period; prohibiting a
12 county or municipality from adopting a certain
13 ordinance or regulation; requiring a specified grace
14 period before certain charges may be incurred;
15 providing an exception; prohibiting payment through a
16 mobile payment application unless such application
17 sends specified notices to the user; providing an
18 effective date.

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

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

24 715.075 Vehicles parked on private property; rules and
25 rates authorized.—

26 (1) (a) The owner or operator of a private property used
27 for motor vehicle parking may establish rules and rates that
28 govern private persons parking motor vehicles on such private
29 property. Such rules and rates may include parking charges for
30 violating the property owner's or operator's rules and must be
31 posted, legible, and clearly visible to persons entering and
32 exiting the area used for motor vehicle parking ~~motor vehicles~~
33 ~~on such private property.~~ However, an invoice for parking
34 charges may not be issued unless the invoice includes a method
35 to appeal the invoice by a party who believes they have received
36 the invoice in error. The appeal process must use a neutral
37 third-party adjudicator with the authority to review and
38 authorize or deny the appeal.

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

44 (c) An invoice for parking charges issued under this
45 section must be mailed within 48 hours of the violation. The
46 owner or operator of a private property used for motor vehicle
47 parking may not assess a late fee for a period of at least 30
48 days after the postmarked date of the mailing.

49 (2) A county or municipality may not enact an ordinance or
50 a regulation restricting in any manner the parking rates charged

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51 ~~by or prohibiting a right of~~ a private property owner or
52 operator, including parking charges for violating the rules of
53 the property owner or operator established under subsection (1).

54 Any such ordinance or regulation is a violation of this section
55 and is null and void.

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

61 (4) The owner or operator of a private property used for
62 motor vehicle parking may only allow payment through a mobile
63 payment application if such application sends a notice to the
64 application's user when the parking session has expired or if
65 the motor vehicle exits the premises without paying.

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