

1 A bill to be entitled
 2 An act relating to motor vehicle parking on private
 3 property; amending s. 715.075, F.S.; providing
 4 requirements for signage for certain parking
 5 facilities; authorizing certain entities to regulate
 6 such signage; providing requirements for invoices for
 7 parking charges of certain parking facilities;
 8 prohibiting the assessment of a late fee before a
 9 certain period; requiring a method of appeal for
 10 parking invoices; providing requirements for such
 11 appeal process; requiring a specified grace period
 12 before certain charges may be incurred; providing an
 13 exception; providing an effective date.

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

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

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

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

26 operator of a private property used for motor vehicle parking
 27 and must place signage that is legible ~~be posted~~ and clearly
 28 visible to persons entering the area used for motor vehicle
 29 parking ~~motor vehicles on such private property.~~ The signage
 30 must state that the property is not operated by a governmental
 31 entity, list the rates for parking, including parking charges
 32 for violating the rules of the property owner or operator, and
 33 provide notice of the grace period and appeal process provided
 34 by this section. Such signage may be regulated by the county or
 35 municipality in which the property is located.

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

41 (c) An invoice for parking charges issued for violating
 42 the rules of the property owner or operator of a private
 43 property used for motor vehicle parking must be placed on the
 44 motor vehicle in a prominent location or mailed within 5 days of
 45 the violation. The owner or operator of a private property used
 46 for motor vehicle parking may not assess a late fee until the
 47 denial of any appeal filed pursuant to paragraph (d) or for a
 48 period of at least 30 days after the invoice is placed on the
 49 motor vehicle or the postmarked date of the mailing, whichever
 50 is later.

51 (d) An invoice for parking charges issued under this
52 section must include a method to appeal the invoice by a party
53 who believes they have received the invoice in error. Such
54 appeal must be filed within 30 days after the invoice is placed
55 on the motor vehicle or after the postmarked date of the mailing
56 of the invoice. The appeal process must use a neutral third-
57 party adjudicator with the authority to review and approve or
58 deny the appeal.

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