



529408

LEGISLATIVE ACTION

Senate	.	House
Comm: RCS	.	
01/29/2024	.	
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The Committee on Judiciary (Garcia) recommended the following:

**Senate Amendment (with title amendment)**

Delete 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.



529408

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

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

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

39 (d) An invoice for parking charges issued under this  
40 section must include a method to appeal the invoice by a party



529408

41 who believes that he or she has received the invoice in error.  
42 Such appeal must be filed within 30 days after the invoice is  
43 placed on the motor vehicle or after the postmarked date of the  
44 mailing of the invoice, as applicable. The appeal process must  
45 use a neutral third-party adjudicator with the authority to  
46 review and approve or deny the appeal.

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

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

57 (4) This section does not apply to owners or operators of  
58 mobile home parks, lodging parks, and recreational vehicle parks  
59 as those terms are defined by s. 513.01, provided the terms of  
60 tenancy and parking within such parks are established by rules  
61 and regulations of the park pursuant to s. 513.117 or within a  
62 rental agreement between the owner or operator of the park and  
63 the operator of the motor vehicle.

64 (5) An owner or operator of a private property used for  
65 motor vehicle parking may not use, sell, or offer to sell or  
66 transfer to another person for use or sale any personal  
67 information obtained from a party using the private property for  
68 parking services.

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



529408

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

And the title is amended as follows:

Delete everything before the enacting clause  
and insert:

A bill to be entitled  
An act relating to motor vehicle parking on private  
property; amending s. 715.075, F.S.; requiring the  
owner or operator of a private property used for motor  
vehicle parking to place certain signage on the  
property; providing requirements for the placement and  
contents of such signage; providing requirements for  
invoices for parking charges issued for violating  
rules of the property owner or operator of such  
property; prohibiting the assessment of a late fee for  
the later of a specified event or a specified period  
of time; requiring that invoices for parking charges  
include a method for appealing parking invoices under  
certain circumstances; providing requirements for such  
appeal process; requiring the property owner or  
operator of such property to allow a specified grace  
period before certain charges may be incurred;  
providing an exception; providing applicability;  
prohibiting owners or operators of private property  
used for motor vehicle parking from using, selling, or  
offering to sell or transfer to another person  
personal information obtained from a party using the  
property for parking; providing an effective date.