

By the Committee on Judiciary; and Senator Gruters

590-03533-23

2023694c1

1 A bill to be entitled

2 An act relating to private property for motor vehicle  
3 parking; amending s. 715.075, F.S.; requiring that  
4 invoices for parking charges be sent by certified mail  
5 to a specified party; prohibiting the assessment of a  
6 late fee before a certain period; prohibiting a county  
7 or municipality from adopting a certain ordinance or  
8 regulation; prohibiting a private property owner or  
9 operator from charging specified parties under certain  
10 conditions; providing an effective date.

11  
12 Be It Enacted by the Legislature of the State of Florida:

13  
14 Section 1. Section 715.075, Florida Statutes, is amended to  
15 read:

16 715.075 Vehicles parked on private property; rules and  
17 rates authorized.—

18 (1) (a) The owner or operator of a private property used for  
19 motor vehicle parking may establish rules and rates that govern  
20 private persons parking motor vehicles on such private property.  
21 Such rules and rates may include parking charges for violating  
22 the property owner's or operator's rules and must be posted and  
23 clearly visible to persons parking motor vehicles on such  
24 private property.

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.

590-03533-23

2023694c1

30       (c) An invoice for parking charges issued under this  
31 section must be sent to the registered owner of the vehicle by  
32 certified mail. The owner or operator of a private property used  
33 for motor vehicle parking may not assess a late fee for a period  
34 of at least 30 days after the postmarked date of the mailing.

35       (2) A county or municipality may not enact an ordinance or  
36 a regulation restricting in any manner the parking rates charged  
37 by ~~or prohibiting a right of~~ a private property owner or  
38 operator, including parking charges for violating the rules of  
39 the property owner or operator established under subsection (1).  
40 Any such ordinance or regulation is a violation of this section  
41 and is null and void.

42       (3) The owner or operator of a private property used for  
43 motor vehicle parking may not charge the registered owner or  
44 other legally authorized person in control of the vehicle that  
45 enters the private property if the owner or other legally  
46 authorized person is on the property for less than 10 minutes  
47 and does not park.

48       Section 2. This act shall take effect July 1, 2023.