



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

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

43 |       (c) An invoice for parking charges issued for violating  
44 | the rules of the property owner or operator of a private  
45 | property used for motor vehicle parking must be placed on the  
46 | motor vehicle in a prominent location or mailed within 5  
47 | business days of the violation. The owner or operator of a  
48 | private property used for motor vehicle parking may not assess a  
49 | late fee until expiration of the 15-day period following the  
50 | denial of any appeal filed pursuant to paragraph (d) or for a

51 period of at least 30 days after the invoice is placed on the  
52 motor vehicle or the postmarked date of the mailing, whichever  
53 is later.

54 (d) An invoice for parking charges issued under this  
55 section must include a method to dispute and appeal the invoice  
56 by a party who believes they have received the invoice in error.  
57 Such dispute must be filed with the parking lot owner or  
58 operator within 15 days after the invoice is placed on the motor  
59 vehicle or after the postmarked date of the mailing of the  
60 invoice. The parking lot owner or operator shall have 5 business  
61 days in which to render a decision on the filed dispute. The  
62 party may then, within 10 days after receipt of the owner's or  
63 operator's decision, appeal such decision. The appeal must be  
64 determined by a neutral third-party adjudicator with the  
65 authority to review and approve or deny the appeal. If the  
66 appeal is approved, the invoice shall be dismissed. If the  
67 appeal is denied, the party shall pay the original invoice  
68 within 15 days after the decision of the adjudicator.

69 (e) Paragraphs (c) and (d) do not apply to an owner or  
70 operator of a theme park or entertainment complex as defined in  
71 s. 509.013(9).

72 (2) A county or municipality may not enact an ordinance or  
73 a regulation restricting or prohibiting a right of a private  
74 property owner or operator established under subsection (1). Any  
75 such ordinance or regulation is a violation of this section and

76 | is null and void.

77 |       (3) The owner or operator of a private property used for  
78 | motor vehicle parking must allow a grace period of at least 15  
79 | minutes upon entrance to such property before any parking  
80 | charges may be incurred, provided that the motor vehicle does  
81 | not park during that time.

82 |       (4) This section does not apply to an owner or operator of  
83 | a lodging park, mobile home park, or recreational vehicle park  
84 | as those terms are defined in s. 513.01, provided that the terms  
85 | of tenancy and parking within such park are established by rules  
86 | and regulations of the park pursuant to s. 513.117 or within a  
87 | rental agreement between the owner or operator of the park and  
88 | the operator of the motor vehicle.

89 |       (5) An owner or operator of a private property used for  
90 | motor vehicle parking may not sell, offer to sell, or transfer  
91 | to another person for sale any personal information obtained  
92 | from a party using the private property for parking services.

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