
THE GENERAL ASSEMBLY OF PENNSYLVANIA

SENATE BILL

No. 1310 Session of
2024

INTRODUCED BY FARRY, VOGEL, FLYNN AND FONTANA,
SEPTEMBER 10, 2024

REFERRED TO TRANSPORTATION, SEPTEMBER 10, 2024

AN ACT

1 Amending Title 75 (Vehicles) of the Pennsylvania Consolidated
2 Statutes, in rules of the road in general, providing for
3 private parking lots.

4 The General Assembly of the Commonwealth of Pennsylvania
5 hereby enacts as follows:

6 Section 1. Title 75 of the Pennsylvania Consolidated
7 Statutes is amended by adding a section to read:

8 § 3356. Private parking lots.

9 (a) General rule.--The owner or operator of a private
10 parking lot or the private parking lot's agents may establish
11 rules and rates that govern the parking of vehicles on the
12 private property. Rules and rates may include fees or charges
13 for violating the property owner's or operator's rules.

14 (b) Signage.--The owner or operator of a private parking lot
15 or the private parking lot's agents shall place signage that is
16 legible and clearly visible to individuals entering the area of
17 the parking lot. The signage must state that the property is not
18 operated by a governmental entity and list the rates for parking

1 charges and for fees for violating the rules of the property
2 owner or operator.

3 (c) Invoices.--Any invoice for unpaid parking charges and
4 fees for violating the rules of the property owner or operator
5 of a private property used for vehicle parking must be placed on
6 the vehicle in a prominent location or mailed to the registered
7 owner of the vehicle within 10 business days of the violation.

8 (d) Limited informational access.--

9 (1) An owner or operator of a private parking lot or the
10 private parking lot's agents may, upon the filing of an
11 affidavit certifying the intended use of records and the
12 execution of a contract in a form and manner prescribed by
13 the department, obtain records from the department limited to
14 the name and mailing address of a registration plate issued
15 under section 1331 (relating to issuance and reissuance of
16 registration plates).

17 (2) The affidavit of intended use and contract executed
18 between the private parking lot owner or operator or the
19 private parking lot agent and the department shall specify
20 that access to records shall be solely for the purpose of
21 obtaining the name and mailing address of the registrant of a
22 vehicle which has parked an unattended vehicle on the private
23 property of the private parking lot for the purpose of
24 mailing the registrant an invoice for unpaid parking charges
25 and fees for violating the rules of the property owner or
26 operator of a private property.

27 (3) Private parking lot owners or operators or the
28 private parking lot's agent in compliance with this section
29 may obtain the records via mass record interrogation via
30 computer access.

1 (4) Access to registered motor vehicle owner information
2 by a private parking lot owner or operator or the private
3 parking lot's agents shall not be considered a sale,
4 publication or disclosure of a driving record under section
5 6114(a) (relating to limitation on sale, publication and
6 disclosure of records) and shall be considered a permissible
7 use authorized under 18 U.S.C. § 2721(b)(14) (relating to
8 prohibition on release and use of certain personal
9 information from State motor vehicle records).

10 (e) Fees.--The department may charge a reasonable fee for
11 each record request in accordance with the following:

12 (1) The fee may not exceed \$1 in 2025.

13 (2) On January 1, 2026, and each January 1 thereafter,
14 the fee for an individual record requested shall be fixed
15 annually by the department based on the fee in the prior year
16 as adjusted to reflect the change in the consumer price index
17 for all urban consumers for the United States for all items
18 as published by the United States Department of Labor, Bureau
19 of Labor Statistics, for the previous 12-month period. The
20 department shall transmit notice of the new fee for an
21 individual record requested to the Legislative Reference
22 Bureau by the preceding December 1 for publication in the
23 next available issue of the Pennsylvania Bulletin no later
24 than the preceding December 15.

25 (f) Definitions.--As used in this section, the following
26 words and phrases shall have the meanings given to them in this
27 subsection unless the context clearly indicates otherwise:

28 "Agent." An individual or entity designated in writing by
29 the owner or operator of a private parking lot to carry out some
30 or all of the duties detailed in this section.

1 "Private parking lot." The term shall mean the same as under
2 section 3353(b) (2) (relating to prohibitions in specified
3 places).

4 Section 2. This act shall take effect in 120 days.