




Parking Enforcement: Abandoned/Inoperable/Unreg Vehicles

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 **Tip:** Towing companies handle permits and signs; the Board just signs authorization. Find a company by spotting existing towing signs in the village.

1. Spotting a Problem Vehicle. Most condo docs ban unregistered, inoperable, or abandoned vehicles. Watch for violations: missing plate, flat/missing parts, won't start, or long-term parked.





2. Board Authority & Tools. Boards can manage common area parking (§718.111), fine or suspend use rights (§718.303), and tow vehicles with proper signage and licensed vendors (§715.07). Additionally, Deerfield Beach Code Compliance may fine abandoned or inoperable cars.

3. Enforcement Flow






- 1 **Document** – Take photo, note date
- 2 **Notice** – Send violation letter, keep copy
- 3 **Board Action** – Fine, suspend use rights, or tow
- 4 **Tow Option** – Requires contract with licensed tow company + signage at entrances
- 5 **Recordkeeping** – Board minutes, photos, letters


 **Note:** Other parking violations (guest spots, no-parking areas) must be in condo docs and posted at areas to enforce towing. Since these vehicles are operational, towing is rarely needed.


4. Risks of Ignoring Violations

-  Daily city fines until corrected
-  Liability if vehicle blocks fire lane or causes accident
-  Insurance issues if claims arise
-  Selective enforcement lawsuits

5. Best Practices

-  Adopt & post clear rules consistent with your Declaration
-  Maintain current towing contract + proper signage
-  Apply rules consistently to all owners, tenants, guests
-  Document every enforcement action
-  Review rules annually for compliance

 **Legal Safeguard:** Consult your association attorney before towing to ensure proper notice periods and procedures are followed. Owners typically pay all towing and storage costs, but improper towing creates association liability.

 **Bottom Line:** Unregistered, abandoned, or inoperable vehicles are more than an eyesore, they create legal, financial, and safety risks. Consistent enforcement protects the association.