

Published based on [Managing Your Private Parking Lot](#)

# Managing Your Private Parking Lot

If you have an empty lot anywhere near a busy business area you should think about using it for space rental. Parking rates can vary across the country from \$5.00 a day to \$20.00 per hour so you could make more than enough to justify the money required. Of course do your research and make sure the income can pay for the higher taxes a business will be assessed. If lot rental is what you want to do you will need to check on the proper permits and business license required in your city. In most larger urban areas parking is strictly controlled by city hall and you need to understand what is required before getting the business started.

### Location, Location , Location

As you already know location is the most important factor.

For parking you must have a location very close to local attractions. If you are more than a block away you might want to consider a shuttle service to move the clients from your lot to the business storefronts. People don't like to walk and will not walk in cold, hot or wet weather.

### Uniforms and Signs

Even the most basic parking lot will need accurate time keeping systems. You could use a ticket stamp, an electronic vending machine to collect the money and print out the parking pass. You could also hire part timers to monitor the lot during peak business hours. If you hire employees you need to make sure they are uniformed and can be easily identified by the guest. They may also need safety equipment, such as reflectors, traffic cones and signal lights. If it is a long term parking lot you should invest in a battery charger. You will soon find a lot of people in a rush leave a vanity light or parking lights on which run the battery down within a few hours.

- Insurance
- Safety Equipment
- City Codes
- Employees

### Insurance Policy

You need to get the best insurance coverage you can find. A sign saying you are not responsible for lost items or damage will not remove the liability. You should also have a full background screening done on everyone employed by the business. The last thing you want to find out is that the attendant had prior DUI's on their record or several shoplifting charges in the past.

### Contract Labor

You will most likely need to hire everyone as an employee. Some small business owners try to hire contract labor but when you specify a time and date to work that no longer is contract labor. Set up the employee package with an independent payroll company if you are not sure how to manage the payroll issues.

### Airport Fees

If you are running an airport parking lot you will most likely be hit with a lot more fees and taxes. For example [San Antonio airport parking rates](#) are at least 2-3 times higher on the airport grounds as they are one street away. This is because the parking lots on site have to pay a lot more for the space. To get an idea simply Google the airport in your city or Google [San Antonio airport parking](#) for a fast comparison between on site and off site rates. The business of running a parking lot is like most other business ventures. It requires planning and knowledge to make a profit and protect your investment.

### [San Antonio Airport Parking](#)

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