

HB 512 -- SELF-SERVICE STORAGE FACILITIES

CO-SPONSORS: Cooper (120), Jetton, Skaggs, Bishop

COMMITTEE ACTION: Voted "do pass by consent" by the Committee on Small Business by a vote of 14 to 0.

Under current law, the operator of a self-service storage facility must notify the occupant in writing whether the operator has liability insurance. This bill changes the requirement to written notification whether the operator has casualty insurance.

Currently, if an occupant of a self-service storage facility is in default for more than 30 days, the operator of the facility may sell the property stored in the leased space. The operator must notify the occupant and each lien holder at least 45 days before selling the property. The bill requires the 30-day default time period and the 45-day notice period to run concurrently.

Current law states that if an occupant is in default, the operator of the facility must give the occupant notice before denying the occupant access to the leased space. The bill allows the operator to deny access to the leased space without giving notice of the denial to the applicant.

FISCAL NOTE: No impact on state funds.

PROPOSERS: Supporters say that the bill contains clean-up language defining the term "no commercial value" and clarifying the length of time that must pass before a self-service storage owner may sell goods. The bill also requires information about the self-service storage facility's insurance coverage to be included in contracts.

Testifying for the bill were Representative Cooper (120); and Missouri Self Storage Owners Association.

OPPOSERS: There was no opposition voiced to the committee.

Amy Woods, Legislative Analyst