

SCS HB 512 -- SELF-SERVICE STORAGE FACILITIES

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 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.