

# HB 1225 -- SELF-SERVICE STORAGE FACILITIES

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This bill changes the definition of "last known address" to be a postal address or an electronic mail address and "public sale" to include a sale conducted online at a publicly assessable website. When a rental agreement contains a limit on the value of property stored in an occupant's space, that value is deemed to be the maximum value of the stored property and the maximum value of the liability of the owner for a claim for loss or damage to the stored property. Currently, if an occupant is in default for a period of more than 45 days, the operator may enforce the lien and sell the property stored in the leased space for cash. A first and second notice must be sent to the last known address of the occupant and the sale must be advertised in a newspaper of general circulation. The bill allows the sale to be advertised in a commercially reasonable manner. An advertisement is commercially reasonable when at least three independent bidders attend or register for the sale.

The bill allows the owner of a storage facility to treat a vehicle, watercraft, or trailer as an abandoned vehicle and have it towed from the storage facility. The owner of the storage facility is not liable for any damages to the abandoned vehicle once the tower takes possession of the property.