

## SCS HCS HB 1225 -- SELF-SERVICE STORAGE FACILITIES ACT

This bill changes the definition of "last known address" under the Self-Service Storage Facilities Act to a postal address or electronic mail address and "public sale" to include a sale conducted on-line at a publicly accessible website. If the rental agreement contains a limit on the value of property stored in an occupant's space, that limit must be deemed to be the maximum value of the stored property and the maximum liability of the owner for a claim for loss of or damage to the stored property.

Currently, if an occupant is in default for a period of more than 30 days, the operator may enforce a lien and sell the property stored in the leased space for cash. The bill changes the time period to if the occupant is in default for more than 45 days.

The bill requires the occupant of a self-service storage facility to provide a written statement containing or to indicate in the rental agreement the name and address of any third-party owner of personal property stored or to be stored in the leased space along with a description of the property and requires the third-party owner to be notified at least 45 days prior to any sale of the stored property.

The bill allows the owner of a storage facility to treat a stored vehicle, watercraft, or trailer as an abandoned vehicle and have it towed from the facility if the rent and other charges remain unpaid for 60 days. The owner of the facility must not be liable for any damages to the abandoned vehicle once the tower takes possession of the property.