

HB 2717 -- SELF-STORAGE

SPONSOR: Diehl

COMMITTEE ACTION: Voted "Do Pass" by the Standing Committee on Commerce by a vote of 7 to 0.

This bill modifies the definition of "rental agreement" to include that a self-service storage facility can deliver and execute rental agreements electronically and adds if the occupant does not sign a written rental agreement that was delivered, the occupant's continued use for 30 days will constitute an acceptance of the rental agreement.

The bill also changes "owner" to "operator" throughout the entirety of the bill.

Under this bill an occupant may not use a self-service storage facility after the operator has delivered a written notice of termination or nonrenewal of the rental agreement. The notice will provide the occupant with no less than 14 days after delivery of the notice to remove all personal property from the self-service storage facility.

Prior to the removal of personal property, the operator of the self-service storage facility can place reasonable restrictions on the occupant's use of the self-service storage facility, as described in the bill.

The operator of the self-service storage facility can dispose of any personal property remaining in the self-service storage facility after the date indicated in the written notice to the occupant.

The bill repeals a provision relating to the advertisement of the sale of an occupant's personal property if the occupant is in default for more than 45 days.

Notices sent to the self-service storage facility operator must be sent to the self-service storage facility where the occupant's property is stored unless another address is specified in the rental agreement.

This bill is similar to SB 1022 (2026).

PROPOSERS: Supporters say that this bill adds clarification regarding the notification process for delinquent rent for self-

storage units. The bill also adds more protections for both the operator and renter of a self-storage unit.

Testifying in person for the bill were Representative Diehl; Self Storage Association Missouri; Chris Hollaway, Pro Storage Group; and Alex T. Erbs, Mo Self Storage Owners Association.

OPPONENTS: Those who oppose the bill say that this bill will hurt newspaper companies by allowing for notifications to be posted on social media platforms. Before a self-storage operator takes or sells someone's property, every notification option should be used.

Testifying in person against the bill were Missouri Press Association.

Written testimony has been submitted for this bill. The full written testimony and witnesses testifying online can be found under Testimony on the bill page on the House website.