

Self-service Storage Agreements; HB 2112

HB 2112 amends the Self-service Storage Act (Act) as it pertains to liability claims and the contents of storage agreements, as follows:

- Limits claims of damage or loss of personal property to the maximum value of personal property as specified in the rental agreement;
- Requires self-service storage rental agreements to ask the occupant if such occupant wishes to designate an alternative contact and permits them to do so. Alternative contacts are not given rights to the rental space or its contents merely by virtue of being designated as such;
- Permits the online sale of stored personal property in the event of default by the occupant, as currently defined by the Act; and
- Grants discretion to the operator to give seven days' notice of the sale by any commercially reasonable manner. Currently, the Act requires such notice to be made by newspaper only:
 - The manner of advertising a sale would be deemed not commercially reasonable and a sale would be canceled and subsequently rescheduled and re-advertised if fewer than three independent bidders were present in person or online.