

Department of Legislative Services
Maryland General Assembly
2024 Session

FISCAL AND POLICY NOTE
Third Reader - Revised

House Bill 824
Economic Matters

(Delegate A. Johnson)

Finance

**Maryland Self-Service Storage Act - Sale of Personal Property in Satisfaction of
Liens - Means of Advertising**

This bill authorizes a self-service storage facility operator to advertise a lien sale via email or a website without the occupant’s prior written authorization in the storage agreement. The bill also alters a related statement that must be contained in a self-service storage facility rental agreement. **The bill takes effect June 1, 2024.**

Fiscal Summary

State Effect: The bill does not materially affect State finances or operations.

Local Effect: The bill does not materially affect local government finances or operations.

Small Business Effect: Minimal.

Analysis

Current Law: The Maryland Self-Service Storage Act was adopted in 1983 and applies to all rental agreements entered into or renewed after July 1, 1983.

Under the Act, a “self-service storage facility” is any real property used for renting or leasing individual storage spaces in which the occupants themselves store and remove their own personal property on a “self-service” basis. An “operator” is defined as the owner, operator, lessor, sublessor, agent, or any other person authorized to manage the self-service storage facility. An “occupant” is defined as a person, sublessee, successor, or assignee entitled to use the leased space at a self-service storage facility under a rental agreement. “Personal property” is any movable property not affixed to land, and includes goods, wares,

merchandise, motor vehicles, watercraft, and household items and furnishings. “Default” is defined as the failure to perform an obligation or duty set forth in the rental agreement on time.

An operator of a self-service storage facility has a lien on all personal property stored in each leased space for rent, labor, or other charges, and for expenses reasonably incurred in its sale.

A rental agreement between an operator and occupant of a self-service storage facility must contain a statement, in bold type, advising the occupant that, in the event of the occupant’s default, the lien sale of personal property stored in the leased space may be advertised (1) in a newspaper of general circulation in the jurisdiction where the sale is to be held; (2) by email; or (3) on a website.

At least three days before conducting a sale of the personal property, the operator must advertise the time, place, and terms of the sale via the methods noted above. The operator may not advertise the sale through email or a website unless the occupant initials the required statement in the rental agreement. Additionally, notice of default may not be given through email unless so specified in a statement, in bold type, in the rental agreement and the occupant initials the statement.

Additional Information

Recent Prior Introductions: Similar legislation has not been introduced within the last three years.

Designated Cross File: None.

Information Source(s): Office of the Attorney General (Consumer Protection Division); Department of Legislative Services

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