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March 27, 2025

To: The Honorable C.T. Wilson
Chair, Economic Matters Committee

From: Karen S. Straughn
Consumer Protection Division

Re: Senate Bill 844 – Maryland Self-Service Storage Act – Sale of Personal Property in
Satisfaction of Lien – Notice Requirements (SUPPORT)

The Consumer Protection Division of the Office of the Attorney General submits the following written testimony in support of Senate Bill 844 submitted by Senators Stephen S. Hershey, Jr. and Clarence K. Lam. This bill would help to ensure notice to an occupant of a self-storage facility prior to that individual's items being auctioned off. Specifically, the bill permits notice by electronic mail 10 days in advance of the auction, but if confirmation of delivery is not obtained within 5 days before the sale, a second notice must be promptly sent by verified mail to the individual's last known mailing address.

In the 2024 legislative session, a compromise was reached between the Maryland Self Storage Association and the Consumer Protection Division to permit electronic mailing of notice of an upcoming auction, as long as certain precautions were included to help ensure that the owner of the property being auctioned off had a reasonable chance of receiving the notice. However, despite this compromise, the precautionary language was erroneously not included in the bill that passed. The current legislation attempts to correct this to reflect the agreed upon language and provide an additional layer of protection to help ensure that individuals receive sufficient notice prior to the sale of their property from a self-storage unit.

Senate Bill 844 is in the same posture as the House cross-file, HB 979. For these reasons, we ask that the Economic Matters Committee return a favorable report on this bill.

cc: The Honorable Stephen S. Hershey, Jr.
 The Honorable Clarence K. Lam
 Members, Economic Matters Committee