

HOUSE BILL 824

I4

4lr2179

By: **Delegate A. Johnson**

Introduced and read first time: January 31, 2024

Assigned to: Economic Matters

A BILL ENTITLED

1 AN ACT concerning

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

4 FOR the purpose of authorizing an operator or a manager of a self-service storage facility
5 to advertise in a certain manner the sale of the personal property in a self-service
6 storage unit to satisfy a certain lien without the occupant's prior written
7 authorization in the storage agreement; and generally relating to self-service
8 storage units.

9 BY repealing and reenacting, with amendments,
10 Article – Commercial Law
11 Section 18-503(b)(4) and 18-504(b)(4)
12 Annotated Code of Maryland
13 (2013 Replacement Volume and 2023 Supplement)

14 SECTION 1. BE IT ENACTED BY THE GENERAL ASSEMBLY OF MARYLAND,
15 That the Laws of Maryland read as follows:

16 **Article – Commercial Law**

17 18-503.

18 (b) The rental agreement shall contain a statement, in bold type, advising the
19 occupant:

20 (4) That a sale of personal property stored in the leased space to satisfy the
21 lien if the occupant is in default may be advertised:

22 (i) In a newspaper of general circulation in the jurisdiction where
23 the sale is to be held;

EXPLANATION: CAPITALS INDICATE MATTER ADDED TO EXISTING LAW.

[Brackets] indicate matter deleted from existing law.



- 1 (ii) By electronic mail; or
- 2 (iii) On an online [Web site] **WEBSITE**.

3 18–504.

4 (b) (4) [(i) Subject to subparagraph (ii) of this paragraph, at] **AT** least 3
5 days before conducting a sale under this section, the operator shall advertise the time,
6 place, and terms of the sale:

7 [1.] **(I)** In a newspaper of general circulation in the
8 jurisdiction where the sale is to be held;

9 [2.] **(II)** By electronic mail; or

10 [3.] **(III)** On an online [Web site] **WEBSITE**.

11 [(ii) The operator may not advertise the sale in the manner provided
12 under subparagraph (i)2 or 3 of this paragraph unless the occupant provides the occupant's
13 initials next to the statement in the rental agreement required under § 18–503(b)(4) of this
14 subtitle.]

15 SECTION 2. AND BE IT FURTHER ENACTED, That this Act shall take effect
16 October 1, 2024.