

SENATE BILL 633

I4

4lr2178

By: **Senator Klausmeier**

Introduced and read first time: January 29, 2024

Assigned to: Finance

Committee Report: Favorable with amendments

Senate action: Adopted with floor amendments

Read second time: February 17, 2024

CHAPTER _____

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; altering a certain statement that must be
8 contained in a self-service storage facility rental agreement; and generally relating
9 to self-service storage units.

10 BY repealing and reenacting, with amendments,
11 Article – Commercial Law
12 Section 18-503(b)(4) and 18-504(b)(4)
13 Annotated Code of Maryland
14 (2013 Replacement Volume and 2023 Supplement)

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

17 **Article – Commercial Law**

18 18-503.

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

EXPLANATION: CAPITALS INDICATE MATTER ADDED TO EXISTING LAW.

[Brackets] indicate matter deleted from existing law.

Underlining indicates amendments to bill.

~~Strike out~~ indicates matter stricken from the bill by amendment or deleted from the law by amendment.



1 (4) That a sale of personal property stored in the leased space to satisfy the
 2 lien if the occupant is in default ~~may~~ **SHALL** be advertised, ~~AT THE SOLE DISCRETION OF~~
 3 ~~THE OPERATOR~~:

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

6 (ii) By electronic mail; or

7 (iii) On an online [Web site] **WEBSITE**.

8 18–504.

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

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

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

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

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

20 SECTION 2. AND BE IT FURTHER ENACTED, That this Act shall take effect
 21 ~~October~~ June 1, 2024.

Approved:

Governor.

President of the Senate.

Speaker of the House of Delegates.