

SB0438/423128/1

BY: Finance Committee

AMENDMENTS TO SENATE BILL 438
(First Reading File Bill)

AMENDMENT NO. 1

On page 1, in line 12, after “property;” insert “requiring an operator to include a certain statement in a rental agreement concerning the removal of personal property from the self-service storage facility after nonrenewal of the rental agreement;”; in line 15, strike “and” and substitute a comma; and in the same line, after “18-502” insert “, and 18-503”.

AMENDMENT NO. 2

On page 2, in line 28, after “(C)” insert “(1)”; after line 32, insert:

“(2) IF AN OPERATOR NOTIFIES THE OCCUPANT OF THE NONRENEWAL BY E-MAIL AT THE OCCUPANT’S LAST KNOWN E-MAIL ADDRESS AND DOES NOT RECEIVE A RESPONSE SENT FROM THE OCCUPANT’S E-MAIL ADDRESS OR A CONFIRMATION OF DELIVERY WITHIN 5 DAYS AFTER DELIVERY, THE OPERATOR SHALL PROMPTLY SEND A SECOND NOTICE OF NONRENEWAL TO THE OCCUPANT BY VERIFIED MAIL TO THE OCCUPANT’S LAST KNOWN POSTAL ADDRESS.”.

On page 3, in line 7, after “FACILITY” insert “10 DAYS”; after line 12, insert:

“(3) IF AN OPERATOR NOTIFIES THE OCCUPANT OF THE INTENT TO DISPOSE OF THE PROPERTY BY E-MAIL AT THE OCCUPANT’S LAST KNOWN E-MAIL ADDRESS AND DOES NOT RECEIVE A RESPONSE SENT FROM THE OCCUPANT’S E-MAIL ADDRESS OR A CONFIRMATION OF DELIVERY WITHIN 5 DAYS AFTER DELIVERY, THE OPERATOR SHALL PROMPTLY SEND A SECOND NOTICE OF INTENT

TO DISPOSE TO THE OCCUPANT BY VERIFIED MAIL TO THE OCCUPANT'S LAST KNOWN POSTAL ADDRESS.

18-503.

(a) The operator of a self-service storage facility has a lien on all personal property stored within each leased space for rent, labor, or other charges, and for expenses reasonably incurred in its sale, as provided in this subtitle.

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

(1) Of the existence of the lien;

(2) That personal property stored in the leased space may be sold to satisfy the lien if the occupant is in default;

(3) That personal property stored in the leased space may be towed or removed from the self-service storage facility if:

(i) The personal property is a motor vehicle or watercraft; and

(ii) The occupant is in default for more than 60 days; and

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

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

(ii) By electronic mail; or

(iii) On an online website.

(5) THAT IF THE OPERATOR DOES NOT RENEW THE RENTAL AGREEMENT, THE OPERATOR SHALL DELIVER WRITTEN NOTICE ADVISING THE OCCUPANT TO REMOVE ALL PERSONAL PROPERTY FROM THE SELF-SERVICE STORAGE FACILITY BY THE DATE STATED IN THE NOTICE.”.