

HOUSE BILL 618

I4

6lr2398
CF SB 438

By: **Delegate A. Johnson**

Introduced and read first time: January 30, 2026

Assigned to: Economic Matters

Committee Report: Favorable with amendments

House action: Adopted

Read second time: March 3, 2026

CHAPTER _____

1 AN ACT concerning

2 **Commercial Law – Self-Service Storage Facilities – Alterations**

3 FOR the purpose of providing for the use of an electronic rental agreement in the rental of
4 self-service storage facilities; prohibiting an occupant from using the occupant's
5 self-service storage facility beyond the term of a rental agreement after delivery of
6 a notice of nonrenewal; requiring an operator to give an occupant a certain number
7 of days after delivery of a notice of nonrenewal to remove the occupant's personal
8 property from the self-service storage facility; authorizing an operator to dispose of
9 an occupant's remaining personal property after a certain amount of time has
10 elapsed; requiring an operator to give an occupant notice of intent to dispose of the
11 occupant's personal property a certain number of days before the operator disposes
12 of that personal property; requiring an operator to include a certain statement in a
13 rental agreement concerning the removal of personal property from the self-service
14 storage facility after nonrenewal of the rental agreement; and generally relating to
15 self-service storage facilities.

16 BY repealing and reenacting, with amendments,
17 Article – Commercial Law
18 Section 18-501 ~~and~~, 18-502, and 18-503
19 Annotated Code of Maryland
20 (2025 Replacement Volume)

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

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 (b) An occupant may not use a leased space for residential purposes.

2 (c) **(1) EXCEPT AS PROVIDED IN ~~SUBSECTION~~ SUBSECTIONS (D) AND (E)**
3 **OF THIS SECTION, AN OCCUPANT MAY NOT USE A SELF-SERVICE STORAGE FACILITY**
4 **BEYOND THE TERM OF A RENTAL AGREEMENT AFTER THE OPERATOR OR OCCUPANT**
5 **HAS DELIVERED IN PERSON, BY E-MAIL, OR BY VERIFIED MAIL WRITTEN NOTICE OF**
6 **THE NONRENEWAL OF THE RENTAL AGREEMENT.**

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

13 (d) THE OPERATOR SHALL PROVIDE THE OCCUPANT WITH NOT LESS THAN
14 30 DAYS AFTER DELIVERY OF THE NOTICE OF THE NONRENEWAL OF THE RENTAL
15 AGREEMENT AND AT LEAST UNTIL THE END OF THE TERM OF THE RENTAL
16 AGREEMENT TO REMOVE ALL PERSONAL PROPERTY FROM THE SELF-SERVICE
17 STORAGE FACILITY.

18 (e) (1) THE OPERATOR MAY NOT DISPOSE OF ANY PERSONAL PROPERTY
19 REMAINING AT THE SELF-SERVICE STORAGE FACILITY UNTIL AFTER THE TIME
20 ALLOTTED UNDER SUBSECTION (D) OF THIS SECTION AND PARAGRAPH (2) OF THIS
21 SUBSECTION HAS ELAPSED.

22 (2) ~~AT~~ AFTER THE TIME ALLOTTED UNDER SUBSECTION (D) OF THIS
23 SECTION HAS ELAPSED AND AT LEAST 10 DAYS BEFORE DISPOSING OF THE
24 PERSONAL PROPERTY REMAINING AT THE SELF-SERVICE STORAGE FACILITY, THE
25 OPERATOR SHALL DELIVER IN PERSON, BY E-MAIL, OR BY VERIFIED MAIL A NOTICE
26 OF INTENT TO DISPOSE OF THE OCCUPANT'S PROPERTY.

27 (3) IF AN OPERATOR NOTIFIES THE OCCUPANT OF THE INTENT TO
28 DISPOSE OF THE PROPERTY BY E-MAIL AT THE OCCUPANT'S LAST KNOWN E-MAIL
29 ADDRESS AND DOES NOT RECEIVE A RESPONSE SENT FROM THE OCCUPANT'S
30 E-MAIL ADDRESS OR A CONFIRMATION OF DELIVERY WITHIN 5 DAYS AFTER
31 DELIVERY, THE OPERATOR SHALL PROMPTLY SEND A SECOND NOTICE OF INTENT
32 TO DISPOSE TO THE OCCUPANT BY VERIFIED MAIL TO THE OCCUPANT'S LAST KNOWN
33 POSTAL ADDRESS.

34 18-503.

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

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

6 (1) Of the existence of the lien;

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

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

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

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

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

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

17 (ii) By electronic mail; or

18 (iii) On an online website; AND

19 **(5) THAT IF THE OPERATOR DOES NOT RENEW THE RENTAL**
20 **AGREEMENT, THE OPERATOR SHALL, IN ACCORDANCE WITH § 18-502 OF THIS**
21 **SUBTITLE, DELIVER WRITTEN NOTICE ADVISING THE OCCUPANT TO REMOVE ALL**
22 **PERSONAL PROPERTY FROM THE SELF-SERVICE STORAGE FACILITY BY THE DATE**
23 **STATED IN THE NOTICE.**

24 SECTION 2. AND BE IT FURTHER ENACTED, That this Act shall take effect
25 ~~October~~ July 1, 2026.