

SENATE BILL 438

I4

6lr2438
CF HB 618

By: **Senators Jackson and Hershey**

Introduced and read first time: January 30, 2026

Assigned to: Finance

Committee Report: Favorable with amendments

Senate action: Adopted

Read second time: March 1, 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 **Article – Commercial Law**

2 18–501.

3 (a) In this subtitle the following words have the meanings indicated.

4 (b) “Default” means the failure to perform on time any obligation or duty set forth
5 in the rental agreement.6 (c) “Last known address” means that address or electronic mail address provided
7 by the occupant in the rental agreement or the address or electronic mail address provided
8 by the occupant in a subsequent written notice of a change of address.9 (d) “Leased space” means the individual storage space at the self–service facility
10 which is rented to an occupant pursuant to a rental agreement.11 (e) “Occupant” means a person, a sublessee, successor, or assign, entitled to the
12 use of a leased space at a self–service storage facility under a rental agreement.13 (f) (1) “Operator” means the owner, operator, lessor, or sublessor of a
14 self–service storage facility, an agent, or any other person authorized to manage the facility.15 (2) “Operator” does not include a warehouseman, unless the operator
16 issues a warehouse receipt, bill of lading, or other document of title for the personal
17 property stored.

18 (g) (1) “Personal property” means movable property, not affixed to land.

19 (2) “Personal property” includes goods, wares, merchandise, motor
20 vehicles, watercraft, and household items and furnishings.21 (h) “Rental agreement” means any written **OR ELECTRONIC** agreement that
22 establishes or modifies the terms, conditions, or rules concerning the use and occupancy of
23 a self–service storage facility.24 (i) “Self–service storage facility” means any real property used for renting or
25 leasing individual storage spaces in which the occupants themselves customarily store and
26 remove their own personal property on a “self–service” basis.27 (j) “Verified mail” means any method of mailing that is offered by the United
28 States Postal Service or private delivery service that provides evidence of mailing.

29 18–502.

30 (a) An operator may not knowingly permit a leased space at a self–service storage
31 facility to be used for residential purposes.

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

2 (c) (1) EXCEPT AS PROVIDED IN SUBSECTION (D) OF THIS SECTION, AN
3 OCCUPANT MAY NOT USE A SELF-SERVICE STORAGE FACILITY BEYOND THE TERM
4 OF A RENTAL AGREEMENT AFTER THE OPERATOR OR OCCUPANT HAS DELIVERED IN
5 PERSON, BY E-MAIL, OR BY VERIFIED MAIL WRITTEN NOTICE OF THE NONRENEWAL
6 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 DISPOSE OF ANY PERSONAL PROPERTY
19 REMAINING AT THE SELF-SERVICE STORAGE FACILITY 10 DAYS AFTER THE TIME
20 ALLOTTED UNDER SUBSECTION (D) OF THIS SECTION HAS ELAPSED.

21 (2) AT LEAST 10 DAYS BEFORE DISPOSING OF THE PERSONAL
22 PROPERTY REMAINING AT THE SELF-SERVICE STORAGE FACILITY, THE OPERATOR
23 SHALL DELIVER IN PERSON, BY E-MAIL, OR BY VERIFIED MAIL A NOTICE OF INTENT
24 TO DISPOSE OF THE OCCUPANT'S PROPERTY.

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

32 18-503.

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

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

3 (1) Of the existence of the lien;

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

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

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

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

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

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

14 (ii) By electronic mail; or

15 (iii) On an online website.

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

20 SECTION 2. AND BE IT FURTHER ENACTED, That this Act shall take effect July
21 1, 2026.

Approved:

Governor.

President of the Senate.

Speaker of the House of Delegates.