



February 9, 2026

*Via electronic mail*

The Honorable Kriselda Valderrama  
Chair, Economic Matters Committee  
Maryland House of Delegates  
230 Taylor House Office Building  
231 Taylor House Office Building  
Annapolis, Maryland 21401

**RE: House Bill 618 (Delegate Andre Johnson)**

Dear Chair Valderrama, Vice Chair Charkoudian, and House Economic Matters Committee Members:

The Self Storage Association and Maryland Self Storage Association (collectively, “the Associations”) respectfully request your support for HB 618<sup>1</sup> to modernize the *Maryland Self-Service Storage Act*.<sup>2</sup> HB 618 would update the statute to reflect current operational realities and address current gaps within the statutory framework. Many of the provisions of the proposed bill have already been adopted in other states like California, Delaware, Pennsylvania, and Illinois. **The proposed language changes in HB 618 to present Maryland law were worked on and agreed upon with the Maryland Office of the Attorney General – Consumer Protection Division.**

## **I. Introduction to Self Storage**

By way of background, in self storage the operator and tenant have a commercial landlord-tenant relationship. A broad swath of consumers use self storage for a variety of reasons. Once a unit size is selected, a consumer signs the rental agreement, the contract that governs the relationship between the operator and the tenant. All rental agreements are month-to-month tenancies that renew only upon the mutual desire of both parties. In other words, tenants can simply vacate if they are unable or unwilling to pay for the leased space. Most tenancies are successful for both parties; goods are stored, and rent is paid timely.

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<sup>1</sup> See <https://legiscan.com/MD/bill/HB618/2026>

<sup>2</sup> *Maryland Self-Service Storage Act*. (§§ 18-501 — 18-506).

Forty-nine states, including Maryland, have a self storage laws.<sup>3</sup> All self storage laws provide a comprehensive process for addressing situations in which self storage tenants fail to pay their rent. However, HB 618 is intended to address a few gaps in the existing statutory scheme as outlined in more detail below.

## **I. Electronic Delivery and Acceptance**

First, the legislation confirms that self storage rental agreements may be delivered and accepted electronically. This is settled law in Maryland<sup>4</sup> but it is not completely clear in the storage act. This amendment confirms its already existing application to self storage rental agreements as follows:

(h) “Rental agreement” means any written **OR ELECTRONIC** agreement that establishes or modifies the terms, conditions, or rules concerning the use and occupancy of a self-service storage facility.

## **II. Disposition of Property After Termination or Nonrenewal of Rental Agreement**

Second, the proposed legislation would provide a process for handling property left at the facility following the termination or nonrenewal of the rental agreement by either the occupant or operator. These clarifying amendments would make that section of Maryland law like Pennsylvania,<sup>5</sup> California,<sup>6</sup> Delaware,<sup>7</sup> and Illinois.<sup>8</sup>

Importantly, this provision is not intended to upend the existing process to deal with nonpayment issues. That entire section of the law remains intact and operative. This proposed amendment is intended to address a different issue that the law currently does not address, namely nonmonetary defaults, or the failure by the occupant to comply with core provisions of the rental agreement outside of the payment obligation.

For example, an occupant may use the storage facility for illicit purposes such as storage and/or production of illicit substances. This activity is expressly prohibited in the rental agreement. Currently, the operator is within their rights to send that individual a notice of termination or nonrenewal for the failure to comply with the rental agreement. The issue occurs if that occupant does not voluntarily comply with the notice by removing the occupant’s property. Since there is no underlying debt obligation in the hypothetical, the current law does not provide the operator with any assistance to address the issue. In other words, there is no remedy attached to the right. This proposed amendment would fix that.

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<sup>3</sup> Alaska is the last remaining U.S. state without a Self Storage Act.

<sup>4</sup> See *Maryland Uniform Electronic Transactions Act*. (§§ 21-101 — 21-120).

<sup>5</sup> See <https://legiscan.com/PA/bill/HB1359/2025>.

<sup>6</sup> Cal Bus & Prof Code § 21712.4.

<sup>7</sup> 25 Del. C. § 4904(m).

<sup>8</sup> 770 ILCS 95/7.

Additionally, this amendment would also address the issue wherein the occupant provides the owner with the notice of their intention to vacate but does not timely remove all their belongings from the unit. This would provide a direct path for owners to handle those situations as well.

As noted above, nearly identical provisions not only passed the California, Delaware, and Illinois legislatures but did so without one “no” vote at either the committee level or on the floor as noted below:

**California:**

**Voting Records**

Chamber	Vote	Date	Yea	Nay	NV	Abs	Total	Result
Assembly	<a href="#">AB 1916 Maienschein Concurrence in Senate Amendments</a>	2024-06-17	74	0	0	5	79	Passed
Senate	<a href="#">Consent Calendar 2nd AB1916 Maienschein</a>	2024-06-13	37	0	0	3	40	Passed
Senate	<a href="#">Do pass as amended, and be ordered to the Consent Calendar</a>	2024-06-04	11	0	0	0	11	Passed
Assembly	<a href="#">AB 1916 Maienschein Consent Calendar Second Day Regular Session</a>	2024-03-18	74	0	0	6	80	Passed
Assembly	<a href="#">Do pass. To Consent Calendar</a>	2024-03-12	10	0	0	2	12	Passed

**Delaware:**

**Voting Records**

Chamber	Vote	Date	Yea	Nay	NV	Abs	Total	Result	Source	View
Senate	<a href="#">Senate Third Reading</a>	2025-06-30	21	0	0	0	21	Passed	<a href="#">Link</a>	<a href="#">View</a>
House	<a href="#">House Third Reading</a>	2025-06-26	39	0	1	0	40	Passed	<a href="#">Link</a>	<a href="#">View</a>
Senate	<a href="#">Senate Third Reading</a>	2025-06-10	18	0	0	3	21	Passed	<a href="#">Link</a>	<a href="#">View</a>

**Illinois:**

**Voting Records**

Chamber	Vote	Date	Yea	Nay	NV	Abs	Total	Result
House	<a href="#">Third Reading in House</a>	2024-05-20	106	0	2	0	108	Passed
Senate	<a href="#">Third Reading in Senate</a>	2024-04-12	59	0	0	0	59	Passed

Additionally, Arkansas,<sup>9</sup> Georgia,<sup>10</sup> Kansas,<sup>11</sup> Idaho,<sup>12</sup> Maine,<sup>13</sup> Tennessee,<sup>14</sup> and Utah<sup>15</sup> all have similar provisions currently in law. Similar legislation is currently being considered in Massachusetts.

<sup>9</sup> See <https://legiscan.com/AR/bill/HB1652/2025>.

<sup>10</sup> O.C.G.A. § 10-4-218 (b)(c).

<sup>11</sup> K.S.A. 58-817a.

<sup>12</sup> Idaho Code § 55-2306(7)(b).

<sup>13</sup> See <https://legislature.maine.gov/LawMakerWeb/dockets.asp?ID=280098051>.

<sup>14</sup> See <https://legiscan.com/TN/bill/HB0559/2025>

<sup>15</sup> Utah Code Ann. § 38-8-3 (2)(a)(b)(c).

### **III. Conclusion**

The Associations respectfully request your support for HB 618 to update and modernize the *Maryland Self-Service Storage Act*. Thank you for your consideration.

Respectfully submitted,

*Daniel Bryant*

Daniel T. Bryant  
Legal & Legislative Counsel  
Self Storage Association

cc: The Honorable Andre Johnson, District 34A, Harford County  
Bruce Bereano, Office of Bruce Bereano, Annapolis, Maryland