



March 10, 2026

Via electronic mail

The Honorable Marc Korman
Chair, House Environment and Transportation Committee
Maryland House of Delegates
250 Taylor House Office Building
251 Taylor House Office Building
6 Bladen Street
Annapolis, MD 21401

Re: Opposition to House Bill 1569 – Unfair and Unworkable Liability Shift to Storage Facilities

Dear Chair Korman, Vice Chair Guyton, and Members of the Committee:

On behalf of the membership, I write today in opposition to House Bill 1569 and respectfully urge you to vote “no” or amend it to exclude legitimate self storage operations.

HB 1569 would dramatically expand the definition of “auto repair or storage facility” to include any business that stores motor vehicles for compensation. Under the bill, if a parking citation is issued while a vehicle is in a facility’s “custody or control,” the registered owner would be shielded from liability and the citation could be reissued directly to the storage business. The storage facility would then become the responsible party for fines, late fees, court appearances, and administrative headaches - even though we never drove the vehicle, never parked it on a public street, and never caused the violation.

This makes no sense for self storage operators. First, unlike the other businesses identified in the bill, self storage operators do not take care, custody, or control of the property as follows:

§ 18-505. Occupant responsible for care of stored property until sale. Unless the rental agreement specifically provides otherwise and until a lien sale under this subtitle, the

exclusive care, custody, and control of all personal property stored in the leased self service storage space remains vested in the occupant.

Additionally, vehicles are delivered by the customer, parked by the customer, and remain locked and immobile until the customer returns. Storage facilities do not “operate” or move these vehicles in a way that could create a parking violation. Self storage operators do not have a key to the vehicle or any meaningful way to access the property to move it. Therefore, there is simply no way for the storage owner to be the causal agent of the parking violation. Any parking ticket attached to a stored vehicle almost always originated before the vehicle reached the facility - often days or weeks earlier. Shifting liability to a storage facility after the fact is simply punitive.

Conclusion

Therefore, I respectfully request that the committee either defeat HB 1569, or amend the bill as follows:

(2) “AUTO REPAIR OR STORAGE FACILITY” MEANS A PERSON ENGAGED IN THE REPAIR, SERVICING, STORAGE, OR MAINTENANCE OF MOTOR VEHICLES FOR COMPENSATION. **AUTO REPAIR OR STORAGE FACILITY DOES NOT INCLUDE A SELF-SERVICE STORAGE FACILITY AS DEFINED IN § 18-501.** [emphasis added].

Thank you for the opportunity to submit these comments.

Respectfully submitted,

Daniel Bryant

Daniel T. Bryant
Legal & Legislative Counsel
Self Storage Association