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February 19, 2026

TO: The Honorable Pam Beidle, Chair
Finance Committee

FROM: Steven M. Sakamoto-Wengel
Executive Counsel to the Attorney General

RE: Senate Bill 438 – Commercial Law – Self-Service Storage Facilities –
Alterations -- LETTER OF INFORMATION

The Consumer Protection Division states the following with respect to Senate Bill 438, sponsored by Senators Jackson and Hershey, which would establish timelines and notice requirements for the removal of personal property in the event a lease for a unit at a self-service storage facility is not renewed. The Division appreciates that, during the interim, the Self-Storage Association presented it with proposed amendments to the law governing Self-Storage Facilities in order to obtain the Division's feedback on those proposals. The Division appreciates the Self-Storage Association's willingness to take the Division's concerns into account and confirms that Senate Bill 438 reflects the language agreed upon between the Division and the Association following extensive discussions. Please feel free to contact me if I can provide further information to the Finance Committee.

cc: The Honorable Carl Jackson
The Honorable Stephen S. Hershey, Jr.
Members, Finance Committee