

**BILL SUMMARY**  
2<sup>nd</sup> Session of the 56<sup>th</sup> Legislature

<b>Bill No.:</b>	<b>SB1273</b>
<b>Version:</b>	<b>FULLPCS1</b>
<b>Request Number:</b>	<b>10256</b>
<b>Author:</b>	<b>Rep, Hall</b>
<b>Date:</b>	<b>3/26/2018</b>
<b>Impact:</b>	<b>Please see previous summary of this measure</b>

**Research Analysis**

The proposed committee substitute for SB1273 modifies the Self-Service Storage Facility Lien Act. The measure:

- Limits the liability of a self-service storage facility owner for any claim for loss to stored property at the amount or limit contained in a rental agreement;
- Allows an owner to charge a late fee, up to \$20 or 20 percent of unpaid rent whichever is greater, for each period that the tenant does not meet the payment schedule;
- Allows a self-storage owner to have any stored vehicles, watercrafts or trailers towed from the facility after 60 days of nonpayment and limits the liability of the owner once the tow company takes possession of the property;
- Modifies notice requirements for enforcement actions by allowing the notice to be sent by electronic mail if mutually agreed between the owner and occupant in the rental agreement or in an addendum to the rental agreement; and
- Establishes alternate methods for public notice of sale and allows a sale to take place on a publically accessible website.

Prepared By: Quyen Do

**Fiscal Analysis**

The measure is currently under review and impact information will be completed.

Prepared By: Mark Tygret

**Other Considerations**

None.