

1 ENGROSSED HOUSE  
2 BILL NO. 2390

By: Hall and Hill of the House

3 and

4 Hines of the Senate

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8 An Act relating to liens; amending 42 O.S. 2021,  
9 Sections 196 and 197.1, which relate to the Self-  
10 Service Storage Facility Lien Act; allowing rental  
11 agreements to be delivered and accepted  
12 electronically; updating terms; providing that  
13 continued payment shall be deemed the acceptance of a  
14 rental agreement in certain circumstances; providing  
15 timeline for taking possession of storage units and  
16 disposing or selling certain property; establishing  
17 notice requirements; and providing an effective date.

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25 BE IT ENACTED BY THE PEOPLE OF THE STATE OF OKLAHOMA:

SECTION 1. AMENDATORY 42 O.S. 2021, Section 196, is  
amended to read as follows:

Section 196. A. Where a rental agreement, as defined in  
Section 192 of this title, is entered into between the owner and the  
occupant, the owner of a self-service storage facility and his or  
her heirs, executors, administrators, successors, and assigns have a  
lien upon all personal property located at the self-service storage  
facility for rent, late fees, labor, or other charges, present or

1 future, in relation to the personal property and for expenses  
2 necessary for its preservation or expenses reasonably incurred in  
3 its sale or other disposition pursuant to the Self-Service Storage  
4 Facility Lien Act. A rental agreement may be delivered and accepted  
5 electronically.

6 B. The lien attaches as of the date the personal property is  
7 brought to the self-service storage facility and continues so long  
8 as the owner retains possession and until the default is corrected,  
9 or a sale is conducted, or the property is otherwise disposed of to  
10 satisfy the lien.

11 C. A facility or unit owner may charge a tenant a reasonable  
12 late fee for each period that the tenant does not pay rent due under  
13 the rental agreement. The amount of the late fee and the conditions  
14 for imposing such a fee shall be stated in the rental agreement or  
15 in an addendum to the agreement. For purposes of this subsection, a  
16 late fee not to exceed the greater of Twenty Dollars (\$20.00) or  
17 twenty percent (20%) of unpaid rent is considered reasonable.

18 D. The rental agreement shall contain a provision directing the  
19 occupant to disclose any lienholders with an interest in property  
20 that is or will be stored in a self-service storage facility.

21 E. If the personal property is a vehicle, watercraft or trailer  
22 and ~~rent and other charges remain unpaid~~ the occupant is in default  
23 for sixty (60) days, the facility owner may have the vehicle,  
24 watercraft or trailer towed from the self-service storage facility.

1 If the vehicle, watercraft or trailer is towed from the self-service  
2 storage facility, the facility owner shall not be liable for the  
3 vehicle, watercraft or trailer or for any damages to the vehicle,  
4 watercraft or trailer once the towing company takes possession of  
5 the property.

6 F. If within thirty (30) days of the delivery of a written  
7 rental agreement from the owner to the occupant by hand delivery,  
8 first-class mail, or, if mutually agreed upon between the owner and  
9 occupant in the rental agreement or in an addendum to the rental  
10 agreement, by electronic mail, the occupant fails to sign such  
11 rental agreement, the occupant's payment of rent or continued use of  
12 the storage space shall be deemed an acceptance of the rental  
13 agreement and such rental agreement shall be enforceable against the  
14 occupant as if it had been signed by the occupant.

15 SECTION 2. AMENDATORY 42 O.S. 2021, Section 197.1, is  
16 amended to read as follows:

17 Section 197.1. A. If the occupant ~~abandons or surrenders~~  
18 ~~possession of the self-service storage facility and leaves~~ has left  
19 household goods, furnishings, fixtures, or any other personal  
20 property in the self-service storage facility at the end of the  
21 rental agreement, the owner may take possession of the property, and  
22 if, in the judgment of the owner, the property has no ascertainable  
23 or apparent value, the owner may dispose of the property without any  
24 duty of accounting or any liability to any party.

1        B. If the occupant ~~abandons or surrenders possession of the~~  
2 ~~self-service storage facility and leaves~~ has left household goods,  
3 furnishings, fixtures, or any other personal property in the self-  
4 service storage facility for a period of thirty (30) days or longer  
5 following the end of the rental agreement, the owner may take  
6 possession of the property, and if, in the judgment of the owner the  
7 property has an ascertainable or apparent value, ~~such property left~~  
8 ~~with the owner for a period of thirty (30) days or longer shall be~~  
9 ~~conclusively determined to be abandoned and as such~~ the owner may  
10 dispose of said property in any manner which he or she deems  
11 reasonable and proper without liability to the occupant or any other  
12 interested party; however, before the property is disposed of, the  
13 owner shall provide written notice to the occupant, by certified  
14 mail with return receipt requested or by verified mail, and the  
15 owner may dispose of the property fifteen (15) days after the owner  
16 ~~receives the return receipt document or fifteen (15) days after the~~  
17 ~~owner receives a communication from the United States Post Office~~  
18 ~~that the written notice was not claimed by the addressee, whichever~~  
19 ~~period occurs first~~ has delivered the notice.

20        SECTION 3. This act shall become effective November 1, 2025.  
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1 Passed the House of Representatives the 13th day of March, 2025.

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4 Presiding Officer of the House  
of Representatives

5 Passed the Senate the \_\_\_\_\_ day of \_\_\_\_\_, 2025.

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Presiding Officer of the Senate