

SENATE SUMMARY OF HOUSE AMENDMENTS

SB 101

2021 Regular Session

Abraham

KEYWORD AND SUMMARY AS RETURNED TO THE SENATE

COMMERCIAL REGULATIONS. Provides relative to self-service storage facilities.
(1/1/22)

SUMMARY OF HOUSE AMENDMENTS TO THE SENATE BILL

1. Adds provisions for owner to request lessee's email and wireless numbers.
2. Make technical changes.

DIGEST OF THE SENATE BILL AS RETURNED TO THE SENATE

DIGEST

SB 101 Reengrossed

2021 Regular Session

Abraham

Proposed law defines "wireless telecommunication device" as a cellular telephone, a text messaging device, a personal digital assistant, a stand-alone computer, or any other substantially similar wireless device.

Proposed law provides that a lessee of a self-service storage unit shall be given a notice of privilege either written in their rental agreement or through their wireless telecommunications device.

Proposed law provides that if an owner of a self-storage unit does not have a written rental agreement that includes a notice of the privilege, he shall not initiate an enforcement action until 30 days after the written notice of the privilege is mailed to the lessee.

Proposed law requires that an owner include in the rental agreement a request for the lessee to provide two email addresses and the number of the lessee's wireless telecommunications device which the lessee shall initial by the request in the rental agreement.

Present law provides relative to the regulation of self-service storage facilities and an owner's options if a lessee is in default of the rental agreement.

Present law provides that in the event of a default by a lessee, the owner of a self-service storage facility has the option to enforce judicially all of his rights under the rental agreement, including, if the agreement so provides, his right to accelerate all rentals that will become due in the future for the full term of the lease or to cancel the lease and enforce his privilege for the debt due him.

Present law provides that to cancel the lease and enforce the privilege for debt due him, the owner shall compile a list of the property subject to the privilege, provide notice to the lessee that he intends to enforce his privilege, and advertise the sale or other disposition of the property subject to the privilege.

Proposed law retains present law and includes notice through wireless telecommunications devices if the information is listed by the lessee in the rental agreement.

Present law requires the advertisement of the sale or other disposition of movable property subject to the privilege be published on at least one occasion in a newspaper of general circulation where the self-service storage facility is located and allows the owner to publish an advertisement of the sale on a publicly accessible website that conducts personal property auctions.

Proposed law retains present law and revises the advertising requirements to give the owner the option to advertise the sale or other disposition of the movable property on at least one occasion in a newspaper of general circulation where the self-service storage facility is located or on a publicly accessible website that conducts personal property auctions.

Effective January 1, 2022.

Thomas L. Tyler
Deputy Chief of Staff