

Proposed law retains present law and changes delivery of notice to verified mail to the last known address of the lessee and by electronic mail to the email address listed 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 on a publicly accessible website that conducts personal property auctions.

Proposed law retains present law except requires the publicly accessible website to regularly advertise and conduct personal property auctions or sales.

Present law provides that the owner may tow certain movable property when rent and other charges remain unpaid for 60 days.

Proposed law removes present law requirement that rent and other charges are unpaid for 60 days and allows the owner to tow certain movable property when the lessee is in default for 60 days.

Proposed law requires that written notice of termination be delivered to the lessee and provides that the notice shall include the following information:

- (1) Lessee shall have 15 days to remove personal property from the self-service storage.
- (2) The owner may limit access to the self-storage facility to the owner's posted office hours.
- (3) Failure of the lessee to remove all personal property shall constitute a default of the rental agreement by the lessee.

Proposed law provides that upon default of the lessee, the owner may assert a lien privilege on any personal property remaining at the self-service storage facility and may enforce the lien by sale or public auction as provided in present law except the advertisement requirement.

Proposed law provides that upon nonrenewal of a lease, any personal property remaining 15 days after expiration of the rental agreement is deemed abandoned and may be disposed of by the owner without notice.

Effective August 1, 2026.

(Amends R.S. 9:4757, 4758.1(A)(2) and (B), 4759(3), (5)(a), and (9); adds R.S. 9:4759.1 and 4759.2)

Summary of Amendments Adopted by Senate

Committee Amendments Proposed by Senate Committee on Commerce, Consumer Protection, and International Affairs to the original bill

1. Allows owner to tow certain movable property if the lessee is in default for 60 days.
2. Removes provisions relative to the effect of an unsigned rental agreement.
3. Makes technical changes.

Senate Floor Amendments to engrossed bill

1. Allows owners or operators of a self-service storage facility to limit access to a lessee who is in default, to the owner's posted business hours.
2. Makes technical changes.