



HOUSE COMMITTEE ON APPROPRIATIONS

FISCAL NOTE

SENATE BILL NO. 799

PRINTERS NO. 1985

PRIME SPONSOR: Robbins

COST / (SAVINGS)

FUND	FY 2014/15	FY 2015/16
General Fund	\$0	\$0

SUMMARY: Senate Bill 799, Printer's Number 1985, amends the Self-Service Storage Facility Act by altering provisions related to lien enforcement, providing for the use of additional delivery methods for default notices and permitting value limitations for stored property.

ANALYSIS: This bill amends the Self-Service Storage Facility Act (Act 325 of 1982) as a way to update current provisions related to definitions; lien enforcement; additional delivery of default notices to occupants; and permitting value limitations for stored property. For example, the definition of "last known address" is updated to include and clarify that it is the "postal address or electronic mailing address" provided by the occupant. It also includes a new definition for "verified mail" as any method of mailing that is offered by the United States Postal Service or private delivery service that provides evidence of mailing.

A self-storage facility owner may deny an occupant access to the leased space if the occupant has been in default for 20 continuous days, which is changed from 30 days. After 30 continuous days, the owner may move the personal property to another space pending the sale or disposition of the personal property. Additional language is added stating that a property owner may tow a motor vehicle or watercraft after the occupant is in default for 60 consecutive days. The owner shall not be liable for any damages not caused by negligence once an adequately insured or bonded tower takes possession of the property.

An owner may provide a notice of default or any other notice related to the occupant's property via email or verified mail. An owner may only use email to provide a notice of default under certain conditions.

A limit regarding the value of property stored in a leased space is only enforceable when the limit provision is printed in the rental agreement and the provision is in bold type or underlined.

This legislation would take effect in 60 days upon enactment.

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FISCAL IMPACT: Enactment of this legislation will have no impact on Commonwealth funds.

PREPARED BY: Jeffrey Clukey
House Appropriations Committee (R)

DATE: October 7, 2014

Estimates are calculated using the best information available. Actual costs and revenue impact incurred may vary from estimates.