



HOUSE COMMITTEE ON APPROPRIATIONS

FISCAL NOTE

HOUSE BILL NO. 1103

PRINTERS NO. 1140

PRIME SPONSOR: Gillespie

COST / (SAVINGS)

FUND	FY 2020/21	FY 2021/22
General Fund	\$0	\$0
Municipal Funds	\$0	\$0

SUMMARY: Amends the Self-Service Storage Facility Act to clarify newspaper advertising and late fees regarding a storage unit rental. This legislation would take effect in 60 days.

ANALYSIS: This legislation amends the Self-Service Storage Facility Act (Act 325 of 1982) to clarify newspaper advertising and late fees regarding a storage unit rental.

Late Fees: An owner may charge the occupant a reasonable late fee for each month the occupant does not pay rent or other charges. A late fee of \$20 per month or 20% of the monthly rent, whichever is greater, must be reasonable and may not constitute a penalty. An owner may not charge a late fee unless the owner discloses the amount of the fee in the rental agreement. No late fee shall be imposed or collected if the occupant pays rent and other charges in full by the fifth day after the due date under the rental agreement.

Advertisement of Sale: The owner shall give written notice of default to the occupant. This notice will state a time in which the occupant shall dispose of their property. If the property has not been disposed of by that time, the owner shall advertise the sale. The advertisement must be published either:

- (a) two times preceding the date of the sale in a newspaper of general circulation which serves the area where the facility is located; or
- (b) one time preceding the date of the sale in a newspaper of general circulation and on a publicly accessible Internet website that advertises and conducts online sales of personal property.

Applicability: The legislation shall apply to rental agreements entered into or renewed on and after the effective date of this section.

FISCAL IMPACT: This legislation would have no adverse fiscal impact on Commonwealth or municipal funds.

PREPARED BY: Tim Rodrigo
House Appropriations Committee (R)

DATE: June 17, 2021

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