
**Consumer Protection & Business
Committee**

HB 2139

Brief Description: Concerning the rental of self-service storage facilities.

Sponsors: Representatives Ramos, Callan and Reeves.

Brief Summary of Bill

- Prohibits the use of self-storage facilities for residential purposes and exempts self-service storage facilities from the Residential Landlord-Tenant Act.

Hearing Date: 1/17/24

Staff: Benjamin Ratcliff (786-7291) and Megan Mulvihill (786-7304).

Background:

A self-service storage facility is any real property designed and used for the purpose of renting or leasing individual storage space to occupants who are to have access to the space for the purpose of storing and removing personal property on a self-service basis. This does not include garages or other storage areas in private residences. No occupant may use a self-service storage facility for residential purposes.

The Residential Landlord-Tenant Act regulates the relationship between residential landlords and tenants, defines terms, and includes provisions regarding the duties of tenants and landlords, remedies for violations of those duties, how and when a tenancy may be ended, and eviction procedures.

Summary of Bill:

This analysis was prepared by non-partisan legislative staff for the use of legislative members in their deliberations. This analysis is not part of the legislation nor does it constitute a statement of legislative intent.

Occupants are prohibited from using self-service storage facilities for residential purposes. Self-service storage facilities are exempt from the Residential Landlord-Tenant Act.

Appropriation: None.

Fiscal Note: Not requested.

Effective Date: The bill takes effect 90 days after adjournment of the session in which the bill is passed.