

# SENATE BILL REPORT

## SB 6203

---

---

As of January 26, 2024

**Title:** An act relating to the rental of self-service storage facilities.

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

**Sponsors:** Senators Mullet, Dozier and Kuderer.

**Brief History:**

**Committee Activity:** Housing: 1/26/24.

**Brief Summary of Bill**

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

---

### SENATE COMMITTEE ON HOUSING

**Staff:** Samantha Doyle (786-7335)

**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.

The Residential Landlord-Tenant Act (RLTA) governs the relationship and agreements between residential landlords and tenants. These regulations include provisions regarding the rights and duties of both landlords and tenants. The RLTA further establishes the procedures for enforcement and remedies for violations. These procedures include how and when tenancy expires or may be ended.

**Summary of Bill:** Self-storage occupants are prohibited from using self-service storage facilities for residential purposes. Self-service storage facilities are exempt from the RLTA.

---

*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.*

**Appropriation:** None.

**Fiscal Note:** Available.

**Creates Committee/Commission/Task Force that includes Legislative members:** No.

**Effective Date:** Ninety days after adjournment of session in which bill is passed.

**Staff Summary of Public Testimony:** PRO: Our properties are different than some new business models, as we have been in the business for 57 years. This bill clarifies the purpose of self-storage, which is not habitation. This is important for public safety and the safety of our staff. Self-storage units are not fit for humans to reside in. There is no water or climate control. While this is not a frequent problem there are some individuals who appear to have been coached to say this is my "residence" and claim this status is a storage unit.

OTHER: We believe the current Self-Storage RCWs as written addresses this issue. Tenants attempting to live in units has not been an issue for us. We believe there are other means to address it. For instance, controlled gate access to the units and terminating the rental agreement for violation.

**Persons Testifying:** PRO: Senator Mark Mullet, Prime Sponsor; William Shadbolt, Washington Business Properties Association; Kristi Tripple, Rowley Properties.

OTHER: Lance Baker, Washington State Self Storage Association - Treasurer/Urban Self Storage VP Business Development; PATRICK GILROY, STOR-HOUSE; Washington Self Storage Association.

**Persons Signed In To Testify But Not Testifying:** No one.