

File Number: H.F. 3380
Version: First engrossment

Date: March 15, 2018

Authors: Scott and others

Subject: Self-service storage facilities; late fees included in liens

Analyst: Mary Mullen

This publication can be made available in alternative formats upon request. Please call 651-296-6753 (voice); or the Minnesota State Relay Service at 1-800-627-3529 (TTY) for assistance. Summaries are also available on our website at: www.house.mn/hrd/.

Overview

This bill allows late fees to be assessed on self-service storage facility rentals and allows those fees to be included into the lien on the property in storage. All of the sections in this bill are effective the day following final enactment.

Section

- 1** **Owner.** Amends the definition of owner of a self-service storage facility to include operators, sublessors, and agents of the owner or facility manager.
- 2** **Creation.** Allows liens on property in self-service storage facilities to include the cost of late fees and collection costs when they are assessed consistent with section 4.
- 3** **Late fees; collection costs.** Allows the storage facility to charge a renter a late fee of up to \$15 a month, or 15 percent of the monthly fee, whichever is greater. This section also requires that the fees must be included in the rental agreement and that a storage facility can charge a renter the costs for collecting the rent when it is not paid or the costs for imposing the lien.
- 4** **Sale of property.** Clarifies that online auctions can be used to sell personal property from storage facilities when a sale is otherwise allowed by the law.