

FINAL BILL REPORT

HB 2814

C 220 L 96

Synopsis as Enacted

Brief Description: Regulating the disposal of property by self-storage facilities.

Sponsors: Representatives McMorris, D. Sommers, Schoesler, Thompson, Romero, Brown and Hargrove.

House Committee on Commerce & Labor
Senate Committee on Labor, Commerce & Trade

Background: Current law creates a lien for rent, labor, or other charges necessary to preserve, sell, or dispose of personal property in a self-service storage unit. If rent for a self-service storage unit is not paid when due, the owner or lessor of the unit may proceed after a specified period to secure the unit, remove the personal property, and sell the property to recover unpaid rent and other associated charges.

If, in an action to enforce this lien, the renter was not personally served with notice of the lien sale, the renter may reclaim the property after the property is sold. The purchaser at a lien sale and a subsequent purchaser may be required to return the property to the renter if, within six months, the renter pays the original purchase price and costs incurred by the first purchaser.

If the renter receives notice of the lien sale by personal service, there is no right to repurchase property once it is sold at a lien sale.

If the renter's property is valued less than \$100, the property need not be disposed of at a sale, but in any reasonable manner.

Summary: The right of a person who rents a self-service storage unit to reclaim personal property sold at a lien sale for up to six months after sale is eliminated. If the renter's property is valued at \$300 or less, the property need not be disposed of by sale, but by any reasonable method.

Votes on Final Passage:

House	87	10
Senate	48	0

Effective: June 6, 1996