

SENATE BILL REPORT

SB 6203

As of January 25, 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.