

STATE OF MAINE

—
IN THE YEAR OF OUR LORD
TWO THOUSAND TWENTY-FIVE

—
H.P. 913 - L.D. 1391

An Act to Update the Maine Self-service Storage Act

Be it enacted by the People of the State of Maine as follows:

Sec. 1. 10 MRSA §1372, sub-§1-A, as enacted by PL 2011, c. 376, §1, is repealed and the following enacted in its place:

1-A. Abandoned leased space. "Abandoned leased space" means a leased space that:

A. The operator finds unlocked and empty;

B. The operator finds unlocked and containing personal property with a value less than \$750;

C. The possession of and all rights to which and any personal property within which have been surrendered to the operator by the occupant; or

D. Contains personal property more than 15 days after the termination or nonrenewal of the rental agreement subsequent to written notice of termination or nonrenewal of the rental agreement.

Sec. 2. 10 MRSA §1372, sub-§7, as enacted by PL 1989, c. 62, is amended to read:

7. Rental agreement. "Rental agreement" means any written agreement, which may be delivered and accepted electronically, that establishes or modifies the terms, conditions or rules concerning the use and occupancy of a self-service storage facility.

Sec. 3. 10 MRSA §1373, sub-§3, ¶B, as enacted by PL 1989, c. 62, is amended by amending subparagraph (1) to read:

(1) Notify the occupant of the condition by e-mail or by regular mail at the occupant's last known address or other address set forth by the occupant in the rental agreement;

Sec. 4. 10 MRSA §1373-A is enacted to read:

§1373-A. Constructive acceptance of rental agreement

An operator shall provide an occupant with a rental agreement. If, within 30 days of the delivery of the rental agreement from the operator to the occupant by hand delivery, first-class mail or e-mail, the occupant fails to sign the rental agreement, the occupant's

payment of rent or continued use of the leased space is deemed an acceptance of the rental agreement, which is enforceable against the occupant as if the rental agreement had been signed by the occupant.

Sec. 5. 10 MRSA §1374, sub-§2, ¶C, as enacted by PL 1989, c. 62, is amended to read:

C. That a sale ~~shall~~ will be held at the self-service storage facility where the personal property is stored or at the nearest suitable location or online.

Sec. 6. 10 MRSA §1375, sub-§4, as enacted by PL 1989, c. 62, is amended to read:

4. Location of sale. A sale under this section ~~shall~~ may be held at the self-service storage facility or at the nearest suitable place to where the personal property is stored or online.

Sec. 7. 10 MRSA §1375, sub-§10, ¶A, as amended by PL 2011, c. 376, §10, is further amended to read:

A. Notices sent to the operator must be sent to the self-service storage facility where the occupant's property is stored unless another address to send notices to the operator is specified in the rental agreement. Notices to the occupant must be sent to the occupant at the occupant's last known address. Notices are deemed delivered when deposited with the United States Postal Service, properly addressed as provided in subsection 2, with postage paid.