



HOUSE OF REPRESENTATIVES

2 STATE HOUSE STATION
AUGUSTA, MAINE 04333-0002
(207) 287-1440
TTY: (207) 287-4469

John "Jack" E. Ducharme III

34 Heald Street
Madison, ME 04950
Cell: (207) 431-0775
Jack.Ducharme@legislature.maine.gov

In Support of LD 1391 An Act to Update the Maine Self-service Storage Act Committee of Housing & Economic Development May 2, 2025

Good morning, Senator Curry, Representative Gere, and distinguished Members of the Committee on Housing and Economic Development. I am Representative Jack Ducharme, proudly serving the citizens of Maine House District 71, Madison, Norridgewock, and Cornville. I am here today to introduce my bill, LD 1391, An Act to Update the Maine Self-service Storage Act.

Nearly 1 in 10 U.S. households rent a self-storage unit. Approximately 50% of storage tenants are in transition – for example, moving in connection with military service or college graduation or study abroad, employees on extended assignment outside of their state or the country, or downsizing following a change in family circumstances or death in the family. Many of the self-storage units in Maine are owned by our neighbors who are local entrepreneurs providing a needed service.

Maine's Self-Service Storage Act was enacted in 1989. Its last substantive amendments were made in 2011. A lot has changed since 2011 in how we interact with people and secure services and goods. LD 1391 seeks, therefore, to bring our Act up to date to reflect current operational realities.

LD 1391 updates the Act by providing statutory clarity on the treatment of rental agreements and confirming that agreements may be delivered and accepted electronically. Additionally, the bill cleans up the section regarding disposition of

District 71
Cornville, Madison, and Norridgewock

property following the termination or nonrenewal of the rental agreement by either the occupant or operator. It would also explicitly permit auctions to be conducted online in addition to in-person at the facility.

Finally, some operators, especially multi-store operators, prefer to have occupants notify them at a central corporate address instead of mailing correspondence to the facility itself. The amendment to the Act would permit the owner to specify that address in the rental agreement.

I respectfully request your support for this important legislation. There are those who will come behind me to explain in further detail the proposed changes and their experience in serving our neighbors safely store and secure their possessions on a temporary basis, and why these changes serve the public interest. Thank you for your support of LD 1391.

Cordially,

Jack Ducharme