



**Testimony of Rich Trott  
LD 1391**

Chair Curry, Chair Gere, and members of the committee. My name is Rich Trott, and I am the President of the Maine Self Storage Association and the owner of Bomarc Self Storage & Maine Coast Storage that operates facilities in Bangor, Brewer, Ellsworth, Hampden, Newburgh and Saco.

I ask for your support today for LD 1391, a bill meant to modernize the Self Storage Act in Maine. I wanted to focus my remarks on two items in the bill and provide some real-world examples of some challenges I have faced at my facility and how this legislation would help me and other storage owners in the state.

First, is the provision on when property is deemed abandoned. This provision is not intended to change the existing state law process for nonpayment. Instead, it is intended to help address other issues wherein the occupant or operator terminates or elects not to renew the rental agreement. For example, I have had occupants who continually create issues at our facility such as extreme harassment of other tenants despite repeated warnings to stop and issues with drug use. We have previously sent those individuals a notice of termination, but some simply do not comply. Currently, we are then required to file an eviction action that is very time-consuming and costly. Almost all of these result in default judgements and needlessly fill the court's dockets. LD 1391 would provide my business with a direct remedy to fix these issues.

Second is the provision regarding unsigned agreements. I have previously acquired storage facilities with an existing occupant base. For several reasons, I have wanted to transition those individuals from the previous owner's rental agreement to our rental agreement. Despite repeated attempts to get those individuals to sign new agreements, many simply do not respond to our attempts. This puts our business in a very difficult legal position if any those occupants subsequently default and stop paying. Do we have an enforceable agreement since it was never signed? LD 1391 would provide a fix to a current and on-going operational challenge and provide legal certainty.

On behalf of the membership of the Maine Self Storage Association, I respectfully request your support for LD 1391 to modernize the law. Thank you again for the opportunity to testify. I would be happy to answer any questions.