

self-service storage facility; requiring that the mailing of the notice be made by a certain method; requiring the retention of certain information by the operator for a certain period of time; requiring the proceeds from a lien sale by the operator of a self-service storage facility to be disbursed in a certain manner; providing that all title to property maintained in a self-service storage facility remains with the occupant unless otherwise agreed or until a lien sale; providing that all contracts made before the effective date of this subtitle remain valid; defining certain terms; providing for the severability of any invalid provisions in this subtitle; and generally relating to self-service storage facilities.

BY adding to

Article - Commercial Law
 Section 18-501 through 18-506, inclusive, to be under the new subtitle "Subtitle 5. The Maryland Self-Service Storage Act"
 Annotated Code of Maryland
 (1975 Volume and 1982 Supplement)

SECTION 1. BE IT ENACTED BY THE GENERAL ASSEMBLY OF MARYLAND, That the Laws of Maryland read as follows:

Article - Commercial Law

SUBTITLE 5. THE MARYLAND SELF-SERVICE STORAGE ACT

18-501.

(A) IN THIS SUBTITLE THE FOLLOWING WORDS HAVE THE MEANINGS INDICATED.

(B) "SELF-SERVICE STORAGE FACILITY" MEANS ANY REAL PROPERTY USED FOR RENTING OR LEASING INDIVIDUAL STORAGE SPACES IN WHICH THE OCCUPANTS THEMSELVES CUSTOMARILY STORE AND REMOVE THEIR OWN PERSONAL PROPERTY ON A "SELF-SERVICE" BASIS.

(C) "RENTAL AGREEMENT" MEANS ANY WRITTEN AGREEMENT THAT ESTABLISHES OR MODIFIES THE TERMS, CONDITIONS, OR RULES CONCERNING THE USE AND OCCUPANCY OF A SELF-SERVICE STORAGE FACILITY.

(D) "LEASED SPACE" MEANS THE INDIVIDUAL STORAGE SPACE AT THE SELF-SERVICE FACILITY WHICH IS RENTED TO AN OCCUPANT PURSUANT TO A RENTAL AGREEMENT.

(E) "OCCUPANT" MEANS A PERSON, A SUBLESSEE, SUCCESSOR, OR ASSIGN, ENTITLED TO THE USE OF A LEASED SPACE AT A SELF-SERVICE STORAGE FACILITY UNDER A RENTAL AGREEMENT.