

# MAINE STATE LEGISLATURE

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# 132nd MAINE LEGISLATURE

## FIRST SPECIAL SESSION-2025

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Legislative Document

No. 1391

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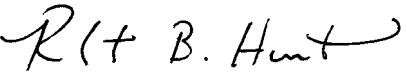
H.P. 913

House of Representatives, April 1, 2025

### An Act to Update the Maine Self-service Storage Act

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Reference to the Committee on Housing and Economic Development suggested and ordered printed.

  
ROBERT B. HUNT  
Clerk

Presented by Representative DUCHARME of Madison.  
Cosponsored by Senator BALDACCI of Penobscot and  
Representatives: ARATA of New Gloucester, COLLAMORE of Pittsfield, FOSTER of  
Dexter, MALON of Biddeford, MINGO of Calais, PARRY of Arundel, ROBERTS of South  
Berwick.

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

2       **Sec. 1. 10 MRSA §1372, sub-§1-A**, as enacted by PL 2011, c. 376, §1, is repealed  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

4       **1-A. Abandoned leased space.** "Abandoned leased space" means a leased space that:

5       A. The operator finds unlocked and empty;

6       B. The operator finds unlocked and containing personal property with a value less than  
7 \$750;

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

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

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

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

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

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

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

23       **§1373-A. Constructive acceptance of rental agreement**

24       An operator shall provide an occupant with a rental agreement. If, within 30 days of  
25 the delivery of the rental agreement from the operator to the occupant by hand delivery,  
26 first-class mail or e-mail, the occupant fails to sign the rental agreement, the occupant's  
27 payment of rent or continued use of the leased space is deemed an acceptance of the rental  
28 agreement, which is enforceable against the occupant as if the rental agreement had been  
29 signed by the occupant.

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

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

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

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

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

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

## 7 SUMMARY

8 This bill updates the Maine Self-service Storage Act by:

- 9 1. Amending the definition of abandoned leased space to include space containing  
10 personal property more than 15 days after the date given in a notice to terminate or not  
11 renew the rental agreement;
- 12 2. Permitting the electronic delivery and acceptance of rental agreements;
- 13 3. Allowing notices to be sent electronically;
- 14 4. Deeming accepted rental agreements that have been sent to but not signed by the  
15 occupant if the occupant continues to pay rent or occupy the space;
- 16 5. Permitting online sales of personal property that has had a lien placed on it by the  
17 operator; and
- 18 6. Allowing notices to be sent to the operator at an address specified in the rental  
19 agreement.