

House File 640 - Introduced

HOUSE FILE 640
BY COMMITTEE ON COMMERCE

(SUCCESSOR TO HSB 184)

A BILL FOR

1 An Act concerning self-storage facilities, including acceptances
2 and defaults of rental agreements.

3 BE IT ENACTED BY THE GENERAL ASSEMBLY OF THE STATE OF IOWA:

unofficial

1 Section 1. Section 578A.3, subsection 2, Code 2025, is
2 amended to read as follows:

3 2. An occupant shall not use a leased space for residential
4 purposes. An occupant who uses a leased space for residential
5 purposes is immediately in default and the operator may limit
6 the occupant's access to the leased space to the hours which the
7 office is open at the self-service storage facility and proceed
8 in accordance with this chapter.

9 Sec. 2. Section 578A.6, Code 2025, is amended to read as
10 follows:

11 **578A.6 ~~Right~~ Rental agreement — right to deny access due to**
12 **default.**

13 1. A rental agreement may be a written or oral agreement.
14 If a written rental agreement is presented to a potential
15 occupant by an operator and if the potential occupant takes
16 possession of a leased space, or if an existing occupant retains
17 possession of the leased space, a failure by the occupant
18 to execute and deliver the written rental agreement to the
19 operator within thirty days from the initial or renewed date
20 of occupancy constitutes acceptance of the terms of the written
21 rental agreement.

22 2. If the occupant is in default or if the operator does not
23 renew the occupant's rental agreement, the operator shall have
24 deliver to the occupant a written notice or an electronic mail
25 notice, if consented to by the parties in accordance with section
26 578A.5, subsection 5, to remove personal property from the leased
27 space within fifteen days. During the fifteen-day period, the
28 operator has the right to place reasonable restrictions on the
29 occupant's use of the leased space, including the right to deny
30 or limit the ~~occupant~~ occupant's access to the leased space to
31 the hours which the office is open at the self-service storage
32 facility if such right is set forth in the rental agreement.

33 3. Any personal property remaining is subject to lien as
34 provided in section 578A.5 and in accordance with section 578A.7.

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EXPLANATION

H.F. 640

1 The inclusion of this explanation does not constitute agreement with
2 the explanation's substance by the members of the general assembly.

3 This bill relates to leased spaces in self-storage facilities.
4 The bill provides that if a person receives a written rental
5 agreement from a self-storage facility operator and takes
6 possession of or retains the leased space, a person who fails to
7 execute and deliver the written agreement within 30 days shall
8 be deemed to have accepted the terms of the rental agreement.
9 If an occupant is in default or if the operator does not renew
10 the occupant's rental agreement, the operator shall deliver to
11 the occupant a written notice or an electronic mail notice,
12 if consented to by the parties in accordance with Code section
13 578A.5(5), to remove personal property from the leased space
14 within 15 days. During the 15-day period, the operator may deny
15 or limit the occupant's access to the leased space to the hours
16 which the office is open at the self-service storage facility if
17 such right is set forth in the rental agreement. Any personal
18 property remaining is subject to lien as provided in Code section
19 578A.5 and in accordance with Code section 578A.7.

20 The bill provides that an occupant who uses a leased space for
21 residential purposes is immediately in default and the operator
22 may limit the occupant's access to the leased space to during
23 office hours at the self-service storage facility and proceed in
24 accordance with the Code chapter.