

Senate File 471 - Introduced

SENATE FILE 471
BY COMMITTEE ON COMMERCE

(SUCCESSOR TO SSB 1149)

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

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

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

34 EXPLANATION

35 The inclusion of this explanation does not constitute agreement with

1 the explanation's substance by the members of the general assembly.

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

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