

PROPOSED AMENDMENT

HB 1621 # 2

DIGEST

Liens. Changes the time at which an owner may begin enforcement of the owner's lien from 10 days to five days after the renter has been in default. (Current law provides that this period of time is 30 days.) Specifies that an owner may deny the renter access to the self-service storage facility, including the rented space, when enforcing a lien. Allows a renter to designate an alternative contact in a rental agreement to receive required notices. Allows an owner to advertise the sale of the owner's personal property at least 45 days after the renter becomes in default of the rental agreement. Makes conforming changes.

- 1 Page 1, between lines 6 and 7, begin a new paragraph and insert:
 - 2 "SECTION 2. IC 26-3-8-9.8 IS ADDED TO THE INDIANA CODE
 - 3 AS A NEW SECTION TO READ AS FOLLOWS [EFFECTIVE JULY
 - 4 1, 2023]: **Sec. 9.8. In addition to the statement required by section**
 - 5 **11(c) of this chapter, a rental agreement under this chapter must**
 - 6 **include space for the renter to designate an alternative contact to**
 - 7 **receive notices required by this chapter. The failure or refusal of**
 - 8 **a renter to designate an alternative contact does not affect a**
 - 9 **renter's or an owner's rights or remedies under this chapter or**
 - 10 **under any other law. An alternative contact designated by a renter**
 - 11 **does not have any rights to:**
 - 12 **(1) access the rented space; or**
 - 13 **(2) the personal property stored in the rented space;**
 - 14 **unless expressly stated otherwise in the rental agreement."**
 - 15 Page 1, line 10, delete "ten (10)" and insert "**five (5)**".
 - 16 Page 1, line 13, after "access" insert "**to the self-service storage**
 - 17 **facility, including access**".
 - 18 Page 2, line 29, delete "sixty (60)" and insert "**forty-five (45)**".
 - 19 Renumber all SECTIONS consecutively.
- (Reference is to HB 1621 as introduced.)