



# SENATE MOTION

**MR. PRESIDENT:**

**I move** that Engrossed House Bill 1184 be amended to read as follows:

- 1 Page 4, after line 38, begin a new paragraph and insert:
- 2 "SECTION 6. IC 26-3-8-12, AS AMENDED BY P.L.93-2023,
- 3 SECTION 3, IS AMENDED TO READ AS FOLLOWS [EFFECTIVE
- 4 JULY 1, 2026]: Sec. 12. (a) After a renter has been in default
- 5 continuously for at least five (5) days, an owner may begin enforcement
- 6 of the owner's lien under this chapter.
- 7 (b) An owner enforcing the owner's lien under this chapter may:
- 8 (1) deny the renter access to the self-service storage facility,
- 9 including access to the rented space; and
- 10 (2) move the renter's personal property from the rented space to
- 11 another storage space pending the redemption, sale, or other
- 12 disposition of the personal property under this chapter.
- 13 (c) An owner enforcing the owner's lien shall send the renter, by
- 14 electronic mail or verified mail and addressed to the last known address
- 15 of the renter, a written notice that includes:
- 16 (1) an itemized statement of the owner's claim showing the
- 17 amount due at the time of the notice and the date when the
- 18 amount became due;
- 19 (2) a demand for payment of the amount due before a specified
- 20 time at least thirty (30) days after the date of the mailing of the
- 21 notice;
- 22 (3) a statement that the contents of the renter's rented space are
- 23 subject to the owner's lien;
- 24 (4) a statement advising the renter that the owner has denied the
- 25 renter access to the rented space, if the owner has done this under
- 26 subsection (b);
- 27 (5) a statement advising the renter that the owner has removed the

1 renter's personal property from the rented space to another  
2 suitable storage space, if the owner has done this under subsection  
3 (b);  
4 (6) the name, street address, and telephone number of the owner  
5 or of any other person the renter may contact to respond to the  
6 notice; and  
7 (7) a conspicuous statement that unless the owner's claim is paid  
8 within the time stated under subdivision (2), the personal  
9 property:  
10 (A) will:  
11 (i) be advertised to be sold in a manner permitted under  
12 section 15 of this chapter; or  
13 (ii) be otherwise disposed of;  
14 at a specified place (if applicable) and time, which must be at  
15 least sixty (60) days after the renter's default; or  
16 (B) will be disposed of in the manner described in subsection  
17 (d), if:  
18 (i) the renter's personal property stored in the rented space  
19 is a motor vehicle, trailer, or watercraft; and  
20 (ii) the owner chooses to dispose of the renter's motor  
21 vehicle, trailer, or watercraft in the manner permitted under  
22 subsection (d).  
23 (d) If:  
24 (1) the renter's personal property stored in the rented space is a  
25 motor vehicle, trailer, or watercraft; and  
26 (2) the renter does not pay the owner's claim within the time  
27 specified in subsection (c)(2) **or is in default for at least sixty**  
28 **(60) days;**  
29 as an alternative to conducting a sale under section 15 of this chapter,  
30 the owner may cause the renter's motor vehicle, trailer, or watercraft to  
31 be towed or removed from the self-service storage facility.  
32 (e) Any sale or other disposition of the personal property undertaken  
33 by the owner to enforce the owner's lien must be conducted in the same  
34 manner, and at the same place (if applicable) and time, specified by the  
35 owner in the notice given under subsection (c)(7)."  
36 Renumber all SECTIONS consecutively.  
(Reference is to EHB 1184 as printed February 18, 2026.)

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Senator DORIOT