

**LEGISLATIVE SERVICES AGENCY  
OFFICE OF FISCAL AND MANAGEMENT ANALYSIS  
FISCAL IMPACT STATEMENT**

**LS 6476**  
**BILL NUMBER: SB 118**

**NOTE PREPARED:** Dec 5, 2025  
**BILL AMENDED:**

**SUBJECT:** Self-Service Storage Facilities.

**FIRST AUTHOR:** Sen. Doriot  
**FIRST SPONSOR:**

**BILL STATUS:** As Introduced

**FUNDS AFFECTED:**     **GENERAL**  
                              **DEDICATED**  
                              **FEDERAL**

**IMPACT:** No Fiscal Impact

**Summary of Legislation:** This bill has the following provisions:

It amends Indiana Code provisions addressing the removal of a renter's motor vehicle, trailer, or watercraft stored in a rented space at an owner's self-service storage facility under certain circumstances.

It provides that if a person does not sign a rental agreement that the owner delivers to the person in person, by electronic mail, or by first class mail that is addressed to the last known address of the person, the person's continued use of a storage space at the self-service storage facility for 30 or more days from the date that the owner delivers the rental agreement to the person shall constitute an acceptance of the rental agreement as though it had been signed by the person.

It provides that an owner of a self-service storage facility may terminate or choose not to renew a contract with a renter if certain conditions are met. It provides that an owner of a self-service storage facility may dispose of a former renter's personal property if certain conditions are met.

It also provides that a rental agreement may be delivered and executed electronically.

**Effective Date:** July 1, 2026.

**Explanation of State Expenditures:**

**Explanation of State Revenues:**

**Explanation of Local Expenditures:**

**Explanation of Local Revenues:**

**State Agencies Affected:**

**Local Agencies Affected:**

**Information Sources:**

**Fiscal Analyst:** Corrin Harvey, 317-234-9438.