

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

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

**NOTE PREPARED:** Jan 26, 2026  
**BILL AMENDED:** Jan 22, 2026

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

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

**BILL STATUS:** 2<sup>nd</sup> Reading - 1<sup>st</sup> House

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

**IMPACT:** No Fiscal Impact

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

It provides that the owner of a self-storage facility may tow or remove a motor vehicle, trailer, or watercraft if the renter is in default for at least 60 days. It specifies that a rental agreement is considered accepted if a person does not return the signed rental agreement but continues to use the storage space for at least 30 days.

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 allows an owner of a self-service storage facility to dispose of a former renter's personal property not less than 30 days after terminating the rental agreement.

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.