

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

LS 6476
BILL NUMBER: SB 118

NOTE PREPARED: Jan 27, 2026
BILL AMENDED: Jan 22, 2026

SUBJECT: Self-Service Storage Facilities.

FIRST AUTHOR: Sen. Doriot
FIRST SPONSOR: Rep. Bartels

BILL STATUS: As Passed Senate

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.