

# General Law Committee JOINT FAVORABLE REPORT

**Bill No.:** HB-5148

AN ACT CONCERNING THE LEGISLATIVE COMMISSIONERS'  
RECOMMENDATIONS FOR TECHNICAL AND OTHER CHANGES TO THE

**Title:** CONSUMER PROTECTION AND RELATED STATUTES.

**Vote Date:** 3/15/2022

**Vote Action:** Joint Favorable Substitute

**PH Date:** 2/22/2022

**File No.:**

***Disclaimer:** The following JOINT FAVORABLE Report is prepared for the benefit of the members of the General Assembly, solely for purposes of information, summarization and explanation and does not represent the intent of the General Assembly or either chamber thereof for any purpose.*

## **SPONSORS OF BILL:**

General Law Committee

## **REASONS FOR BILL:**

This bill is a statutory incorporation of the work done, particularly on liquor, for the last few years in General Law Committee. Connecticut has not often updated their laws that were passed in 1981 around self-storage units. This bill contains certain technical amendments and that introduce modern practices and consumer protections.

## **PROPOSED SUBSTITUTE LANGUAGE:**

Self-storage language was added to include a provision allowing for sale of items left behind that would go to an auction. Specifically, this language allows for the selling or disposing of an occupant's property to be done online on a publicly assessable, independent website that regularly conducts online auctions of personal property. Proposed changes also include the ability of a self-service storage facility to have a motor vehicle, vessel, or trailer towed if there are unpaid charges for at least 60 days.

## **RESPONSE FROM ADMINISTRATION/AGENCY:**

None Expressed

## **NATURE AND SOURCES OF SUPPORT:**

**Joe Doherty, Chief Legal & Legislative Officer, Self Storage Association**

Mr. Doherty, representing the Self-Storage Association, supports the bill with amendments. Technical amendments and additional consumer protections in self-storage law are what Mr. Doherty would like to see. Connecticut is one of 49 states to have a law to address the rare situations where self-storage tenants abandon their property and stop paying rent. While Connecticut has rarely amended the law passed in 1981, other states have amended their laws to account for modern practices and consumer protections. Mr. Doherty requests that the following changes be made; (1) allowing sales to be conducted online, (2) enhancing methods of notifying tenants by allowing owners to send notice by U.S. mail with certificate of mailing instead of just certified or regular mail, (3) expanding the methods of advertising sales to potential bidders, (4) providing the option for storage owners to work with insured towing companies to dispose of abandoned vehicles, and (5) requiring additional disclosures in rental agreement regarding late fees and the value of property that may be stored.

**NATURE AND SOURCES OF OPPOSITION:**

None Expressed

**Reported by: Luke Tressy, Assistant Clerk**

**Date: 03/22/2022**