

By Senator Harrell

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1                                   A bill to be entitled  
2       An act relating to self-storage spaces; amending s.  
3       83.803, F.S.; revising the definition of the term  
4       "last known address"; amending s. 83.806, F.S.;  
5       revising the notice requirements of owners of self-  
6       storage units in order to enforce a lien on a tenant's  
7       property; revising the notice requirements for such  
8       owners who wish to sell such tenant's property;  
9       amending s. 83.808, F.S.; requiring that rental  
10      agreements for renters of self-storage units which are  
11      entered into on or after a specified date provide  
12      certain information in compliance with the Florida  
13      Self-storage Facility Act; providing that failure or  
14      refusal of a tenant to designate an alternate contact  
15      does not affect a tenant's or an owner's rights or  
16      remedies; providing an exception; authorizing owners  
17      of a self-storage unit to send notice to certain  
18      tenants' last known address to apprise such tenants of  
19      a specified right; reenacting s. 713.78(2)(b), F.S.,  
20      relating to liens for recovering, towing, or storing  
21      vehicles and vessels, to incorporate the amendment  
22      made to s. 83.806, F.S., in a reference thereto;  
23      providing an effective date.

24  
25   Be It Enacted by the Legislature of the State of Florida:

26  
27       Section 1. Subsection (1) of section 83.803, Florida  
28   Statutes, is amended to read:

29       83.803 Definitions.—As used in ss. 83.801-83.809:

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30 (1) "Last known address" means the street address or post  
31 office box address provided by the tenant in the latest rental  
32 agreement or, subject to any requirement in the rental  
33 agreement, in a subsequent written change-of-address notice  
34 ~~provided by hand delivery, first-class mail, or e-mail.~~

35 Section 2. Subsections (1) and (4) of section 83.806,  
36 Florida Statutes, are amended to read:

37 83.806 Enforcement of lien.—An owner's lien as provided in  
38 s. 83.805 may be satisfied as follows:

39 (1) The owner must notify the tenant and any alternate  
40 contact ~~tenant shall be notified~~ by written notice delivered in  
41 person, by e-mail, or by first-class mail with a certificate of  
42 mailing to the tenant's and, if applicable, the alternate  
43 contact's last known addresses ~~address and conspicuously posted~~  
44 ~~at the self-service storage facility or on the self-contained~~  
45 ~~storage unit~~. If the owner sends notice of a pending sale of  
46 property to the tenant's last known e-mail address and does not  
47 receive a response, return receipt, or delivery confirmation  
48 from the same e-mail address, the owner must send notice of the  
49 sale to the tenant by first-class mail with a certificate of  
50 mailing to the tenant's last known address before proceeding  
51 with the sale.

52 (4) After the expiration of the time given in the notice,  
53 an advertisement of the sale or other disposition must ~~shall~~ be  
54 published once a week for 2 consecutive weeks in a newspaper of  
55 general circulation in the area where the self-service storage  
56 facility or self-contained storage unit is located or on a  
57 public website that customarily conducts or advertises personal  
58 property auctions or sales.

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59 (a) A lien sale may be conducted on a public website that  
60 customarily conducts personal property auctions or sales. The  
61 facility or unit owner is not required to hold a license to post  
62 property for online sale. ~~Inasmuch~~ As any sale may involve  
63 property of more than one tenant, a single advertisement may be  
64 used to dispose of property at any one sale.

65 (b) The advertisement must ~~shall~~ include:

66 1. A brief and general description of what is believed to  
67 constitute the personal property contained in the storage unit,  
68 as provided in paragraph (2) (b).

69 2. The address of the self-service storage facility or the  
70 address where the self-contained storage unit is located and the  
71 name of the tenant.

72 3. The time, place, and manner of the sale or other  
73 disposition. The sale or other disposition must ~~shall~~ take place  
74 at least 15 days after the first publication.

75 (c) If there is no newspaper of general circulation in the  
76 area where the self-service storage facility or self-contained  
77 storage unit is located and the owner does not publish the  
78 advertisement on a public website that customarily conducts or  
79 advertises personal property auctions or sales, the  
80 advertisement must ~~shall~~ be posted at least 10 days before the  
81 date of the sale or other disposition in at least three  
82 conspicuous places in the neighborhood where the self-service  
83 storage facility or self-contained storage unit is located.

84 Section 3. Subsection (4) is added to section 83.808,  
85 Florida Statutes, to read:

86 83.808 Contracts.—

87 (4) Rental agreements entered into on or after September 1,

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88 2025, must contain a provision that apprises the tenant of the  
89 option to designate an alternate contact to receive notices  
90 required by the Florida Self-storage Facility Act and must  
91 provide space in the agreement to designate the alternate  
92 contact.

93 (a) Failure or refusal of a tenant to designate an  
94 alternate contact does not affect a tenant's or an owner's  
95 rights or remedies under this section or under any other law.  
96 The alternate contact, if any, may not have any rights to access  
97 the tenant's storage space at a self-service storage facility or  
98 the tenant's self-contained storage unit or the personal  
99 property contained therein unless expressly stated otherwise in  
100 the rental agreement.

101 (b) For rental agreements entered into before September 1,  
102 2025, an owner may send notice to the tenant's last known  
103 address to apprise the tenant of his or her right to designate  
104 an alternate contact by the method specified by the owner in the  
105 notice.

106 Section 4. For the purpose of incorporating the amendment  
107 made by this act to section 83.806, Florida Statutes, in a  
108 reference thereto, paragraph (b) of subsection (2) of section  
109 713.78, Florida Statutes, is reenacted to read:

110 713.78 Liens for recovering, towing, or storing vehicles  
111 and vessels.—

112 (2)

113 (b) If a towing-storage operator recovers, removes, or  
114 stores a vehicle or vessel upon instructions from:

115 1. The owner thereof;

116 2. The owner or lessor, or a person authorized by the owner

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117 or lessor, of property on which such vehicle or vessel is  
118 wrongfully parked, and the removal is done in compliance with s.  
119 715.07;

120 3. The landlord or a person authorized by the landlord,  
121 when such vehicle or vessel remained on the premises after the  
122 tenancy terminated and the removal is done in compliance with s.  
123 83.806 or s. 715.104; or

124 4. Any law enforcement agency, county, or municipality,  
125  
126 she or he has a lien on the vehicle or vessel for fees specified  
127 in paragraph (a), except that a storage fee may not be charged  
128 if the vehicle or vessel is stored for less than 6 hours.

129 Section 5. This act shall take effect July 1, 2025.