

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; providing an effective date.
20

21 Be It Enacted by the Legislature of the State of Florida:
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23 **Section 1. Subsection (1) of section 83.803, Florida**
24 **Statutes, is amended to read:**

25 83.803 Definitions.—As used in ss. 83.801-83.809:

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

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

33 83.806 Enforcement of lien.—An owner's lien as provided in
34 s. 83.805 may be satisfied as follows:

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

47 (4) After the expiration of the time given in the notice,
48 an advertisement of the sale or other disposition must ~~shall~~ be
49 published once a week for 2 consecutive weeks in a newspaper of
50 general circulation in the area where the self-service storage

51 facility or self-contained storage unit is located or on a
52 public website that customarily conducts or advertises personal
53 property auctions or sales.

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

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

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

64 2. The address of the self-service storage facility or the
65 address where the self-contained storage unit is located and the
66 name of the tenant.

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

70 (c) If there is no newspaper of general circulation in the
71 area where the self-service storage facility or self-contained
72 storage unit is located and the owner does not publish the
73 advertisement on a public website that customarily conducts or
74 advertises personal property auctions or sales, the
75 advertisement must ~~shall~~ be posted at least 10 days before the

76 date of the sale or other disposition in at least three
77 conspicuous places in the neighborhood where the self-service
78 storage facility or self-contained storage unit is located.

79 **Section 3. Subsection (4) is added to section 83.808,**
80 **Florida Statutes, to read:**

81 83.808 Contracts.—

82 (4) Rental agreements entered into on or after September
83 1, 2025, must contain a provision that apprises the tenant of
84 the option to designate an alternate contact to receive notices
85 required by the Florida Self-storage Facility Act and must
86 provide space in the agreement to designate the alternate
87 contact.

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

96 (b) For rental agreements entered into before September 1,
97 2025, an owner may send notice to the tenant's last known
98 address to apprise the tenant of his or her right to designate
99 an alternate contact by the method specified by the owner in the
100 notice.

HB 587

2025

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Section 4. This act shall take effect July 1, 2025.