

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.

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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:

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

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

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

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

(4) After the expiration of the time given in the notice, an advertisement of the sale or other disposition must ~~shall~~ be published once a week for 2 consecutive weeks in a newspaper of 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.

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101      **Section 4.**   This act shall take effect October 1, 2025.