

By Senator Harrell

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A bill to be entitled
An act relating to self-storage spaces; amending s.
83.803, F.S.; revising the definition of the term
"last known address"; amending s. 83.806, F.S.;
revising the notice requirements of owners of self-
storage units in order to satisfy a lien on a tenant's
property; revising the notice requirements for such
owners who wish to sell such tenant's property;
amending s. 83.808, F.S.; requiring that rental
agreements for renters of self-storage units which are
entered into on or after a specified date provide
certain information in compliance with the Self-
storage Facility Act; providing that failure or
refusal of a tenant to designate an alternate contact
does not affect a tenant's or an owner's rights or
remedies; providing an exception; authorizing owners
of a self-storage unit to send notice to certain
tenants' last known address to apprise such tenants of
a specified right; providing an effective date.

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

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

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

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

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

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used to dispose of property at any one sale.

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

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

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

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

(c) If there is no newspaper of general circulation in the area where the self-service storage facility or self-contained storage unit is located and no public website exists that customarily conducts or advertises personal property auctions or sales where the self-service facility or self-contained unit is located, the advertisement must ~~shall~~ be posted at least 10 days before the date of the sale or other disposition in at least three conspicuous places in the neighborhood where the self-service storage facility or self-contained storage unit is located.

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

83.808 Contracts.—

(4) A rental agreement entered into on or after October 1, 2026, must contain a provision apprising the tenant of the option to designate an alternate contact to receive notices required by the Self-storage Facility Act and must provide space in the agreement to designate the alternate contact.

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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, does not have any right 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 a rental agreement entered into before October 1,
97 2026, an owner may send notice to a tenant's last known address
98 to apprise the tenant of his or her right to designate an
99 alternate contact by the method specified by the owner in the
100 notice.

101 Section 4. This act shall take effect October 1, 2026.