



Wisconsin State Representative • 64th Assembly District

March 14, 2018

Senate Committee on Insurance, Financial Services, Constitution and Federalism Assembly Bill 469/Senate Bill 555: Self Storage Law Modernization Representative Peter Barca

Chairman Craig and members of the Senate Committee on Insurance, Financial Services, Constitution and Federalism, thank you for holding a public hearing on Assembly Bill 469 and Senate Bill 555, which attempt to modernize the laws governing the state's self storage industry. I am happy to be joined in this effort by a bipartisan group of legislators in both houses. The bill passed the Assembly unanimously in January and we hope the same will be true in the Senate this month.

Self storage facilities offer an opportunity for individuals to safely house and protect their belongings when they need a location to store them. In addition to those who simply have a need to store excess items, people frequently rent units when they are moving into a new home, getting married or around other life events. The self storage operators themselves are often local, family-run small businesses.

I have worked with the state's Self Storage Association on this legislation, which is intended to keep up with changes in technology and modify our laws based on the experience of facilities in Wisconsin and other states.

The state's self storage regulations in large part govern the process of enforcing liens on items being stored when a renter fails to pay their rent or respond to notices. This proposal allows a facility operator to send late notices via e-mail rather than mail, provided that the e-mail confirms the receipt of the notice. The bill also expressly allows a lien sale to take place over the internet, provided it takes place on a website likely to produce bidders.

Rather than sending any proceeds resulting from a lien sale to Department of Revenue, this bill requires a facility operator to first attempt to return any funds to the former renter.

Based on similar laws in other states, the bill allows for a sale to be postponed due to inclement weather as long as appropriate notice has been provided. It also provides for a standardized process to tow vehicles of renters who fail to pay their rent and don't make arrangement for self-removal. Additionally, the bill allows a facility owner to impose late fees after five days rather than five business days, and clarifies that all rent and charges must be paid before a renter can redeem their property.

While the initial legislation also included provisions offering limited insurance by facility operators and modified the newspaper advertisement description requirement, I met with key stakeholders to amend the proposal and all concerns on the bill were withdrawn.

I had authored the legislation to establish a lien law for Wisconsin self storage owners in my previous tenure in the legislature. That law developed the first structured process for these types of facilities modeled after many of the same processes used by apartment owners. An earlier bipartisan amendment to these laws that I also authored passed both houses unanimously as 2009 Act 380.

Thank you for your time today and I hope we can count on your support both in committee and on the Senate floor to concur in the actions of the Assembly and send this legislation to the governor for approval.

8	ž	2	8	28	28	77	26	×	2	23	23	23	26	ĕ	ä	17	L.,		¥	ಪ	សំ	=	ō	•	8	7	<u>a</u>	O1	-	ω	N	-	
Massachusetts	Maryland	lows	E	Miselesippi	Kentucky	Kansas	New Jersey	Oragon	Arksmean	Minnesota	South Carolina	Arizona	Oklehoma	Louislana	Colorado	Alabema	Virginia	Indiana	Wisconsin	Tennessee	Missouri	Washington	New York	Michigan	Illinois	Georgia	Pennsylvania	Ohio	North Carolina	Florida	Calfornia	Texas	
6,745,000	5,976,000	3,107,000	2,943,000	2,940,000	4,410,000	2,900,000	8,938,000	3,970,000	2,968,000	5,460,000	4,632,000	6,731,000	3,680,000	4,650,000	5,358,000	4,849,000	8,326,000	6,597,000	5,780,000	6,549,000	6,064,000	7,062,000	19,746,000	9,910,000	12,881,000	10,097,343	12,887,000	11,594,00	9,944,000	19,893,00	38,803,00	28,957,00	Total Population
	583	587	597	671	695	698	744	82 97.00	857	860	895	911	999	1,008	1,039	1,095	1,157	1,230	1,271	1,335	1,373	1,392	1,507	1,869	1,674	1,717	1,719	1,839	1,990	2,824	4,239	4,987	Total Facilities'
	20135	Name of the least	2013		6 (2014)	2012	2013	2013.	201	2014	2014	2008		2016	2010		7205	* * * Pige	2010.14	2011	2014	2015		2009	2017	2019	2014	2012	2010	2012	2004-2010	1,000	Lien 1st class v. Cert
	2015		911 (0.40)								a dir	2000	;		201		f 1	20147				1908		2009				2012	2013				Lien, Newspaper
を 100mm と 1	2018		2013 7 15		32014	2012	12019 ·	2018	2017	Section Assess	201	2009		0.00	2011			906	12010	2011	2014	2016		2014	2011	2015	102	20(2	2010	2017	· Noc		Lien, Newspaper Lien Vehicle Lien Email C
	8 (1. T 2013) 18 (1. T		2019 2019 12 2019 12 12		2014-318	2012	2013	2019	2013		2014	2001		2010	2010		2015	2014		e e	204	2015	(600)28	2008	2014	203	2014		2019	20125	2017	20[1	Lien Email
大学 のできる は	10 10 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0		2019		3 201 V	(Calcard	2010	Record	20,5	Conrol Service	-018	- Chiera		2 × 20 (6				F (00)	2010	2011	2014	102015			1000	2013	2014	20124		2017	100		ontractual Value
1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1	2013				100	2005	. Guarda	2010	Solow Notices)Calles	10000		2016					0)05	2011	in place.	100	į,	100	2011-0-86	aros di in			2013 \$15/15%	2017	in place 🦠		\$20 / 20% Late fee
TO SHARE THE PARTY OF THE PARTY.	0.05							100			(5) ((Jan)			W 8102/				10 - 2016.			100	izolo.		2	2010	2013	2014		2013	2017	2017	2017	Online Auctions
	acom.						13 Tax dept leg		sensitve material	market in many calls of the control										Uen Reduced fr.90			NEW ASSESSMENT OF THE PARTY OF	Affidekt prov. 2014							· 15 0 10 10 10 10 10 10 10 10 10 10 10 10 1		Other
	100		A Post of the		7 DOI:4-10	2017	li pida		all the				The last of the Control of the Contr	2010	2017	Section of the Control of the Contro	2004	2018		Cen Reduced fr.90	30.0	2000		Amend pov. 2014 (1996) 2019 (1996)		400	S.H. High	0.00				Section of the sectio	Tenat Insurance
S. District Phys. (Supp. man, p. 1988)					2014 (evoded)	H	· · · · · · · · · · · · · · · · · · ·		Rapesjed	TIDE STOCKE				Ī		a Tributa de Constitución de C	2014 (eVoided)						Property assessment to see	\$20127(avoided)	2017 (evolded)	Î		Control (Prince) Solita	Particology ()	(2.1 de 16.0)	2002 (average)	Т	Sales Tex

			8	18	4	47	46	15	\$	t	42	4	å	8	æ	37	8		ĸ	¥
		*SSA 2017	Hawali	Rhode (sland	Delaware	North Delecta	Alaska	Vermont	South Dalcota	Wyoming	New Hampshire	Meine	Connecticut	West Virginia	Nebraska	Montana	Ideho		Nevada	New Mexico
••••			1,420,000	1,055,000	935,000	739,000	736,000	627,000	853,000	584,200	1,327,000	1,330,000	3,597,000	1,850,000	1,882,000	1,002,000	1,634,000	Total Population	2,840,000	2,090,000
		50,609	104	107	133	150	152	172	204	226	271	319	355	35	402	469	471	Total Facilities	474	545
			partial	2012	\$ 2016							2011	2018 doge		2017	2017		Total Facilities Lisn 1st class v. Cert	2011	
			2017		2017							2011			2017	2017		Lien, Newspaper elimination		
			2017	2012	2017							2011	2010		2017	2017		Lien Vehicle	2011	2015
			2017	2012	2016							2011	2001		2017	2017		Lien Email Notification	ZOIS .	2016 (1)
			2017	2012	2017										2017	2017		Contractual Value	2011	2016
			Stantific /	2012	2017							2011		Suprans	2017	2017		\$20 / 20% Late fee	zola 🚡	(1) (1) (1) (1) (1) (1) (1) (1) (1) (1)
-			2017		2017										2017	2017		Online Auctions		2015
	7 7 7 7 7 7 7 7 7 7 7 7 7 7 7 7 7 7 7 7												:					Other		
***************************************	,																	Tenentinsurance		The participation of
+				2011 (avoided)					2012 (erolded)			7010 (repealed)	A STATE OF THE STA		2017 (avoided)			Sales Tex		