

Legislative Analysis



SELF-STORAGE RENTAL UNIT AGREEMENTS

Phone: (517) 373-8080
<http://www.house.mi.gov/hfa>

House Bill 4711 as introduced
Sponsor: Rep. Mike Hoadley
Committee: Regulatory Reform
Complete to 8-28-25

Analysis available at
<http://www.legislature.mi.gov>

SUMMARY:

House Bill 4711 would amend the Self-Service Storage Facility Act to change certain requirements related to the delivery, renewal, and termination of rental agreements for *self-service storage facilities* and *self-contained storage units*.

Self-service storage facility means any real property designed or used for renting or leasing individual storage space to tenants who can access that space to store and remove personal property.

Self-contained storage unit means a unit that is at least 500 cubic feet in size, including a trailer, box, or other shipping container, and that is leased by a tenant primarily for use as storage space, regardless of whether the unit is located at a facility owned or operated by the owner or at another location designated by the tenant.

Notice of termination or nonrenewal

The bill would provide that, if the owner of such a storage facility or unit delivers a notice of termination or nonrenewal of a tenant's rental agreement by hand delivery, first-class mail, or email, the tenant cannot use the facility or unit and must be given a deadline of at least 15 days after delivery of the notice to remove all personal property from the facility or unit.

In addition, after delivery of the notice, the facility's or unit's owner could place reasonable restrictions on the tenant's use of the facility or unit, including denying the tenant access except to allow them to remove personal property during the owner's normal posted business hours.

The owner could dispose of any personal property remaining after the deadline in the notice.

Unsigned rental agreements

The bill would provide that a tenant who does not sign a rental agreement for a facility or unit under the act is considered to have accepted the agreement only if both of the following apply:

- The owner delivered the rental agreement to the tenant by hand delivery, first-class mail, or email.
- The tenant continues to use the facility or unit for at least 30 days after delivery of the notice as described above.

Electronic delivery and acceptance

The bill would allow rental agreements for self-service storage facilities or self-contained storage units to be delivered and accepted electronically.

MCL 570.523

FISCAL IMPACT:

The bill would have no fiscal impact on the state or local units of government.

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