



www.lsc.ohio.gov

OHIO LEGISLATIVE SERVICE COMMISSION

Office of Research
and Drafting

Legislative Budget
Office

H.B. 366
136th General Assembly

Bill Analysis

Version: As Introduced

Primary Sponsors: Reps. A. Mathews and Swearingen

Austin C. Strohacker, Attorney

SUMMARY

- Authorizes an owner of a self-service storage facility to dispose of stored property of occupants whose rental agreement is expired or has been terminated.
- Modifies the threshold of liability relating to self-service storage facilities.

DETAILED ANALYSIS

Disposal of personal property

Continuing law, unchanged by the bill, gives the owner of a self-service storage facility a lien on an occupant's personal property stored at the facility, or on the proceeds of the personal property, for certain charges that have become due and for expenses necessary for the preservation of the property or enforcement of the lien. The law also requires a notice be sent to the occupant and any person with an interest in the property if the owner enforces the lien.

The bill allows the owner, as an alternative to enforcing the lien, to remove and dispose of personal property stored at the facility if the rental agreement has been terminated or is expired.¹

Limitation of owner liability

Under continuing law, if a rental agreement between an owner and occupant of a self-service storage space contains a provision that limits the value of personal property stored in the storage space, that limit is the maximum value of the stored property. In other words, the value recovered in an insurance claim or civil action against the facility's owner or operator for loss of or damage to stored property cannot exceed the maximum value stated in the rental agreement. However, a rental agreement may not limit the value of property stored in a storage space to less

¹ R.C. 5322.03.

than \$1,000. The provision of the rental agreement that contains this maximum limit must be printed in bold type or underlined. The limit stated in the rental agreement may be increased with the written permission of the owner of the storage space.

Under current law, the limit does not apply to an occupant's claim for damages based on negligence by, or on behalf of, the facility's owner. The bill increases the threshold such that the limit does not apply only in the case of "willful or wanton misconduct" by the owner.²

HISTORY

Action	Date
Introduced	06-17-25

ANHB0366IN-136/ts

² R.C. 5322.06.