SENATE BILL REPORT
SB 5844

As of January 20, 2026

Title: An act relating to the delivery, execution, acceptance, and provisions of individual storage space rental agreements and modifying the use of individual storage spaces after notice of termination or nonrenewal of rental agreements.

Brief Description: Concerning the delivery, execution, acceptance, and provisions of individual storage space rental agreements and modifying the use of individual storage spaces after notice of termination or nonrenewal of rental agreements.

Sponsors: Senators Lovick, Schoesler, Dozier, Fortunato, Wilson, C. and Wilson, J..

Brief History:
Committee Activity: Business, Trade & Economic Development: 1/22/26.

Brief Summary of Bill

- Authorizes electronic delivery and acceptance of storage space rental contracts, and provides for the automatic acceptance of the contracts.
- Creates a uniform process for the termination or nonrenewal of storage space rental contracts and the removal of personal property from storage facilities.

SENATE COMMITTEE ON BUSINESS, TRADE & ECONOMIC DEVELOPMENT

Staff: William Bridges (786-7312)

Background: Self-Service Storage Facilities. Self-service storage facilities in Washington, in which a building or property owner rents space to an occupant for the storage of goods, are governed by the Washington Self-Service Storage Facility Act. Among other things, the act requires written rental agreements; allows owners to deny occupants access to their

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rented units after six days of non-payment, if specified in the contract; authorizes owners to enforce unpaid rent by a lien; and allows owners to sell the occupant's storage property after 14 consecutive days of unpaid rent in order to satisfy the lien. There are no statutory remedies for non-monetary defaults, such as the violation of facility rules.

Summary of Bill: Authorizing Electronic Contracts and Providing for the Automatic Acceptance of Contracts. Rental agreements for individual storage space in self-service storage facilities may be delivered and signed electronically, as well as by hand delivery, first-class mail, or email. If an occupant continues to use a storage space for 30 days after receiving a rental agreement, that agreement becomes legally enforceable, even without a physical or electronic signature.

Creating a Uniform Process for the Termination or Nonrenewal of Self-Service Storage Contracts. A rental agreement may contain a provision notifying the occupant of the owner's right to dispose of personal property remaining at the self-service storage facility more than five days after the termination or non-renewal of the agreement.

A notice of termination of nonrenewal given to an occupant must be hand delivered, emailed, or sent by any method of mailing that is offered by the United States postal service that provides evidence of mailing. The notice must provide at least 15 days for an occupant to remove their personal property from the self-service storage facility. Prior to the occupant's removal of belongings, owners may place reasonable restrictions on the occupant's use of the self-storage facility, including denying access to the facility except for the occupant to remove personal property during the owner's office hours. The owner may dispose of any personal property remaining at the self-service storage facility after the date provided in the written notice.

Appropriation: None.

Fiscal Note: Not requested.

Creates Committee/Commission/Task Force that includes Legislative members: No.

Effective Date: Ninety days after adjournment of session in which bill is passed.