

Joint Committee on Consumer Protection and Professional Licensure

2025-2026 (194th) Bill Summary

BILL NUMBER: H340

TITLE: An Act relative to clarifying the self storage law for consumers

SPONSOR(S): Chan, Tackey

HEARING DATE: April 14, 2025

REPORTING DEADLINE: June 13, 2025

PRIOR HISTORY

(2023-2024): H4504 - Bill reported favorably by Committee and referred to the committee on House Ways and Means.

CURRENT LAW

Chapter 105A of the Massachusetts General Laws governs the rules and regulations relative to the use of self-service storage facilities. Section 1 of said chapter contains definitions, and section 2 addresses a rental agreement requirement between an owner and an occupant.

SUMMARY

This legislation seeks to expand the definition of abandoned lease space to include "a leased space containing personal property at the end of the rental agreement." This legislation also seeks to allow rental agreements to be signed and delivered electronically. Further, this legislation seeks to ensure that occupants of a space be bound to a lease agreement, even if unsigned, if they continue to occupy the space for more than 30 days after delivery of the lease agreement.