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Energy and Natural Resources
Joint Committee on Agency Rule
Review
Supreme Court Bail Reform Task
Force

Brett Hudson Hillyer State Representative

Chairman Hambley, Vice Chairman Patton, Ranking Member Brown, and members of the House Civil Justice Committee, thank you for the opportunity to provide sponsor testimony on House Bill 172. This legislation will revise the laws regarding self-storage units.

Like many states, Ohio enacted statutes governing self-storage facilities in the early 1980s. Those laws were essentially untouched until 2012 when the 129th General Assembly modernized the statute through the enactment of House Bill 247.

House Bill 172 updates these statutes again to align with current industry practices and new available technologies.

Specifically, House Bill 172 will do the following:

- Clarifies the definition of “owner” to include “owner/agent” in order to permit local employees to take the actions required of the statute.
- Authorizes the use of e-mail and private delivery services to the methods of delivering notices.
- Permits the sale of property to take place via an online auction and adds the requirement that no fewer than three bidders must register, view, or attend a sale similar to in-person auctions in current law.
- Allows an owner/operator to halt an action to enforce a lien if payment it received from a person other than the occupant. Current law does not allow this discretion of the owner/operator.
- Adds “trailer” to be treated the same as vehicles and watercraft and adds discretion on when an owner/operator must tow.

Chairman Hambley, Vice Chairman Patton, Ranking Member Brown, and members of the House Civil Justice Committee, thank you again for the opportunity to provide sponsor testimony on House Bill 172. I am happy to answer any questions that the committee may have.