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Committees

Chairmen: Civil Justice
Energy and Natural Resources
Financial Institutions

Brett Hudson Hillyer State Representative

Chairwoman Kunze, Vice Chair Reineke, Ranking Member Antonio, and members of the Senate Transportation Committee— thank you for the opportunity to provide sponsor testimony regarding HB 132. This legislation will revise the laws regarding self-storage units. House Bill 132 passed out of Civil Justice Committee 11 to 1 and passed the Ohio House with bipartisan support on March 25th.

House Bill 132 updates these statutes again to align with current industry practices and new available technologies.

Specifically, House Bill 132 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.

All interested parties recognize the problem that now-HB 132 addresses and support the solution. Working together, our main objectives are to ensure the legislation does not infringe on the duties and responsibilities of Ohio law enforcement entities, abandoned vehicles can be disposed of properly, and that the solution is agreeable to all interested parties. HB 132 accomplishes these goals.

I am happy to answer any questions that the committee may have.