

VETO MESSAGE: No

GOVERNOR'S PRESS RELEASE ON SIGNING: No

FOLLOWING WERE PRINTED:

To check for circulating copies, contact New Jersey State Government Publications at the State Library [609 278-2640 ext.103](tel:6092782640) or <mailto:refdesk@njstatelib.org>

REPORTS: No

HEARINGS: No

NEWSPAPER ARTICLES: No

RH/CL

P.L. 2017, CHAPTER 368, *approved January 16, 2018*
Assembly, No. 3293 (*Second Reprint*)

1 AN ACT concerning self-storage facilities and supplementing
2 P.L.1983, c.136 (C.2A:44-187 et seq.).

3
4 **BE IT ENACTED** by the Senate and General Assembly of the State
5 of New Jersey:

6
7 1. In addition to any other remedy available under the “Self-
8 Service Storage Facility Act,” P.L.1983, c.136 (C.2A:44-187 et
9 seq.), a reasonable late fee may be charged and collected by an
10 owner for each month that the occupant’s rental payment for a
11 storage space is in default.

12 For purposes of this section, a late fee of ²up to² \$20.00 or
13 ¹**[20%]** 18 percent¹ of the monthly rent, whichever is greater, is
14 reasonable and shall not constitute a penalty.

15
16 2. An online publicly accessible auction website is a suitable
17 place for holding the public sale authorized pursuant to subsection
18 g. of section 5 of P.L. 1983, c.136 (C.2A:44-191), so long as the
19 notice and other requirements of that section have been satisfied.

20
21 3. This act shall take effect immediately.

22
23
24
25
26 Permits charging late fee for rental payments due on self-service
27 storage units and authorizes sale of property via website.

EXPLANATION – Matter enclosed in bold-faced brackets **[thus] in the above bill is not enacted and is intended to be omitted in the law.**

Matter underlined thus is new matter.

Matter enclosed in superscript numerals has been adopted as follows:

¹Assembly ARP committee amendments adopted October 6, 2016.

²Senate SCM committee amendments adopted December 4, 2017.

ASSEMBLY, No. 3293

STATE OF NEW JERSEY 217th LEGISLATURE

INTRODUCED FEBRUARY 22, 2016

Sponsored by:

Assemblyman BENJIE E. WIMBERLY

District 35 (Bergen and Passaic)

Assemblywoman L. GRACE SPENCER

District 29 (Essex)

Assemblyman JOE DANIELSEN

District 17 (Middlesex and Somerset)

Assemblyman JAMEL C. HOLLEY

District 20 (Union)

Assemblyman RAJ MUKHERJI

District 33 (Hudson)

Assemblywoman SHAVONDA E. SUMTER

District 35 (Bergen and Passaic)

Co-Sponsored by:

Assemblywoman Tucker, Assemblymen Ciattarelli, Benson, Assemblywoman Handlin, Assemblymen Giblin, Rible, S.Kean, Kennedy, Assemblywomen Caride, B.DeCroce, Assemblymen Peterson, Chiaravalloti, Assemblywoman Schepisi, Assemblymen Auth, Johnson and Dancer

SYNOPSIS

Permits charging late fee for rental payments due on self-service storage units and authorizes sale of property via website.

CURRENT VERSION OF TEXT

As introduced.



(Sponsorship Updated As Of: 9/9/2016)

1 AN ACT concerning self-storage facilities and supplementing
2 P.L.1983, c.136 (C.2A:44-187 et seq.).

3

4 **BE IT ENACTED** by the Senate and General Assembly of the State
5 of New Jersey:

6

7 1. In addition to any other remedy available under the “Self-
8 Service Storage Facility Act,” P.L.1983, c.136 (C.2A:44-187 et
9 seq.), a reasonable late fee may be charged and collected by an
10 owner for each month that the occupant’s rental payment for a
11 storage space is in default.

12 For purposes of this section, a late fee of \$20.00 or 20% of the
13 monthly rent, whichever is greater, is reasonable and shall not
14 constitute a penalty.

15

16 2. An online publicly accessible auction website is a suitable
17 place for holding the public sale authorized pursuant to subsection
18 g. of section 5 of P.L. 1983, c.136 (C.2A:44-191), so long as the
19 notice and other requirements of that section have been satisfied.

20

21 3. This act shall take effect immediately.

22

23

24

STATEMENT

25

26 This bill supplements the “Self-Service Storage Facility Act,”
27 P.L.1983, c.136 (C. 2A:44-187 et seq.), to allow the owner of a
28 self-service storage facility to charge and collect a reasonable late
29 fee for each month that the occupant of a storage space in that
30 facility fails to make timely rental payments.

31 The bill also authorizes the sale of the personal property
32 contained in a storage space in satisfaction of the owner’s lien for a
33 claim for nonpayment of rental fees by way of an online publicly
34 accessible website, in addition to a public sale held at the self-
35 service storage facility, as currently provided in the law.

ASSEMBLY REGULATED PROFESSIONS COMMITTEE

STATEMENT TO

ASSEMBLY, No. 3293

with committee amendments

STATE OF NEW JERSEY

DATED: OCTOBER 6, 2016

The Assembly Regulated Professions Committee reports favorably and with committee amendments Assembly Bill No. 3293.

As amended, this bill supplements the “Self-Service Storage Facility Act,” P.L.1983. c.136 (C. 2A:44-187 et seq.), to allow the owner of a self-service storage facility to charge and collect a reasonable late fee for each month that the occupant of a storage space in that facility fails to make timely rental payments. The bill stipulates that the reasonable late fee is \$20 or 18 percent of the monthly rent, whichever is greater.

The bill also authorizes the sale of the personal property contained in a storage space in satisfaction of the owner’s lien for a claim for nonpayment of rental fees by way of an online publicly accessible website, in addition to a public sale held at the self-service storage facility, as currently provided in the law.

Committee Amendment:

The committee adopted an amendment to provide that the reasonable late fee permitted by the bill is \$20 or 18 percent of the monthly rent, whichever is greater. The bill, as introduced, provided that the reasonable late fee is \$20 or 20 percent of the monthly rent, whichever is greater.

SENATE COMMERCE COMMITTEE

STATEMENT TO

[First Reprint]

ASSEMBLY, No. 3293

with committee amendments

STATE OF NEW JERSEY

DATED: DECEMBER 4, 2017

The Senate Commerce Committee reports favorably and with committee amendments Assembly Bill No. 3293 (1R).

This bill, as amended, supplements the “Self-Service Storage Facility Act,” P.L.1983. c.136 (C. 2A:44-187 et seq.), to allow the owner of a self-service storage facility to charge and collect a reasonable late fee for each month that the occupant of a storage space in that facility fails to make timely rental payments. The bill stipulates that the reasonable late fee is \$20 or 18 percent of the monthly rent, whichever is greater.

The amended bill also authorizes the sale of the personal property contained in a storage space in satisfaction of the owner’s lien for a claim for nonpayment of rental fees by way of an online publicly accessible website, in addition to a public sale held at the self-service storage facility, as currently provided in the law.

As amended and reported by the committee, the bill is identical to Senate Bill No. 403, as also amended and reported by the committee.

Committee Amendment:

The committee amendment provides that the reasonable late fee permitted by the bill is up to \$20 or 18 percent of the monthly rent, whichever is greater. This amendment is intended to clarify that the late fee may be less than these amounts.

SENATE, No. 403

STATE OF NEW JERSEY 217th LEGISLATURE

PRE-FILED FOR INTRODUCTION IN THE 2016 SESSION

Sponsored by:

Senator STEVEN V. OROHO

District 24 (Morris, Sussex and Warren)

Senator NILSA CRUZ-PEREZ

District 5 (Camden and Gloucester)

Co-Sponsored by:

Senators P.Barnes, III, A.R.Bucco, Bateman, Allen and Beck

SYNOPSIS

Permits charging late fee for rental payments due on self-service storage units and authorizes sale of property via website.

CURRENT VERSION OF TEXT

Introduced Pending Technical Review by Legislative Counsel.



(Sponsorship Updated As Of: 1/11/2017)

1 AN ACT concerning self-storage facilities and supplementing
2 P.L.1983, c.136 (C.2A:44-187 et seq.).

3

4 **BE IT ENACTED** by the Senate and General Assembly of the State
5 of New Jersey:

6

7 1. In addition to any other remedy available under the “Self-
8 Service Storage Facility Act,” P.L.1983, c.136 (C.2A:44-187 et
9 seq.), a reasonable late fee may be charged and collected by an
10 owner for each month that the occupant’s rental payment for a
11 storage space is in default.

12 For purposes of this section, a late fee of \$20.00 or 20% of the
13 monthly rent, whichever is greater, is reasonable and shall not
14 constitute a penalty.

15

16 2. An online publicly accessible auction website is a suitable
17 place for holding the public sale authorized pursuant to subsection
18 g. of section 5 of P.L.1983, c.136 (C.2A:44-191), so long as the
19 notice and other requirements of that section have been satisfied.

20

21 3. This act shall take effect immediately.

22

23

24

STATEMENT

25

26 This bill supplements the “Self-Service Storage Facility Act,”
27 P.L.1983, c.136 (C.2A:44-187 et seq.), to allow the owner of a self-
28 service storage facility to charge and collect a reasonable late fee
29 for each month that the occupant of a storage space in that facility
30 fails to make timely rental payments.

31 The bill also authorizes the sale of the personal property
32 contained in a storage space in satisfaction of the owner’s lien for a
33 claim for nonpayment of rental fees by way of an online publicly
34 accessible website, in addition to a public sale held at the self-
35 service storage facility, as currently provided in the law.

SENATE COMMERCE COMMITTEE

STATEMENT TO

SENATE, No. 403

with committee amendments

STATE OF NEW JERSEY

DATED: DECEMBER 4, 2017

The Senate Commerce Committee reports favorably and with committee amendments Senate Bill No. 403.

This bill, as amended, supplements the “Self-Service Storage Facility Act,” P.L.1983. c.136 (C.2A:44-187 et seq.), to allow the owner of a self-service storage facility to charge and collect a reasonable late fee for each month that the occupant of a storage space in that facility fails to make timely rental payments.

The bill also authorizes the sale of the personal property contained in a storage space in satisfaction of the owner’s lien for a claim for nonpayment of rental fees by way of an online publicly accessible website, in addition to a public sale held at the self-service storage facility, as currently provided in the law.

This bill was pre-filed for introduction in the 2016-2017 session pending technical review. As reported, the bill includes the changes required by technical review, which has been performed.

As amended and reported by the committee, the bill is identical to Assembly Bill No. 3293 (1R), as also amended and reported by the committee.

Committee Amendment:

The committee amendments provide that the reasonable late fee permitted by the bill is up to \$20 or 18 percent of the monthly rent, whichever is greater. The bill, as introduced, provided that the reasonable late fee is \$20 or 20 percent of the monthly rent, whichever is greater.