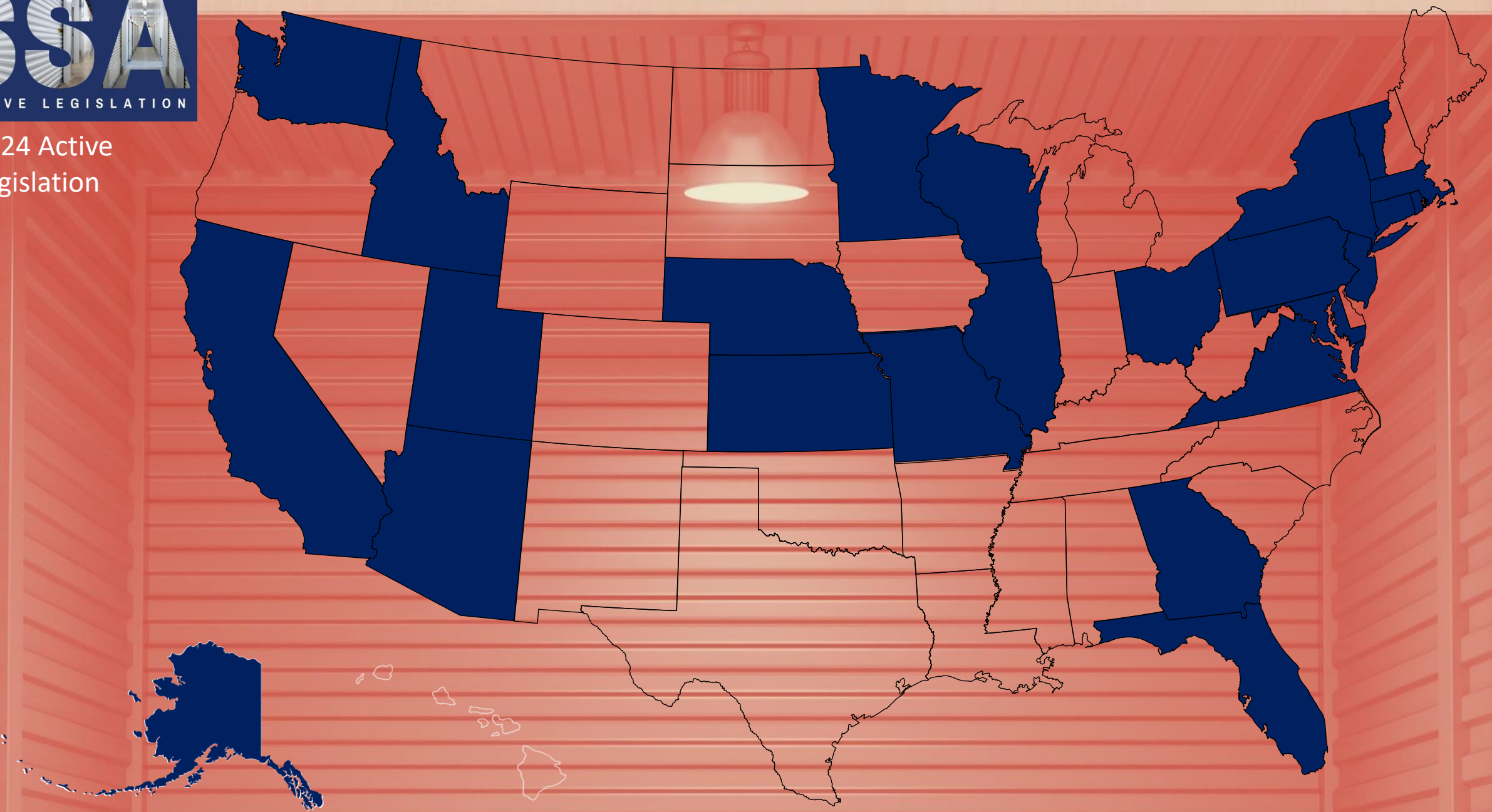


SSA LEGISLATIVE UPDATE

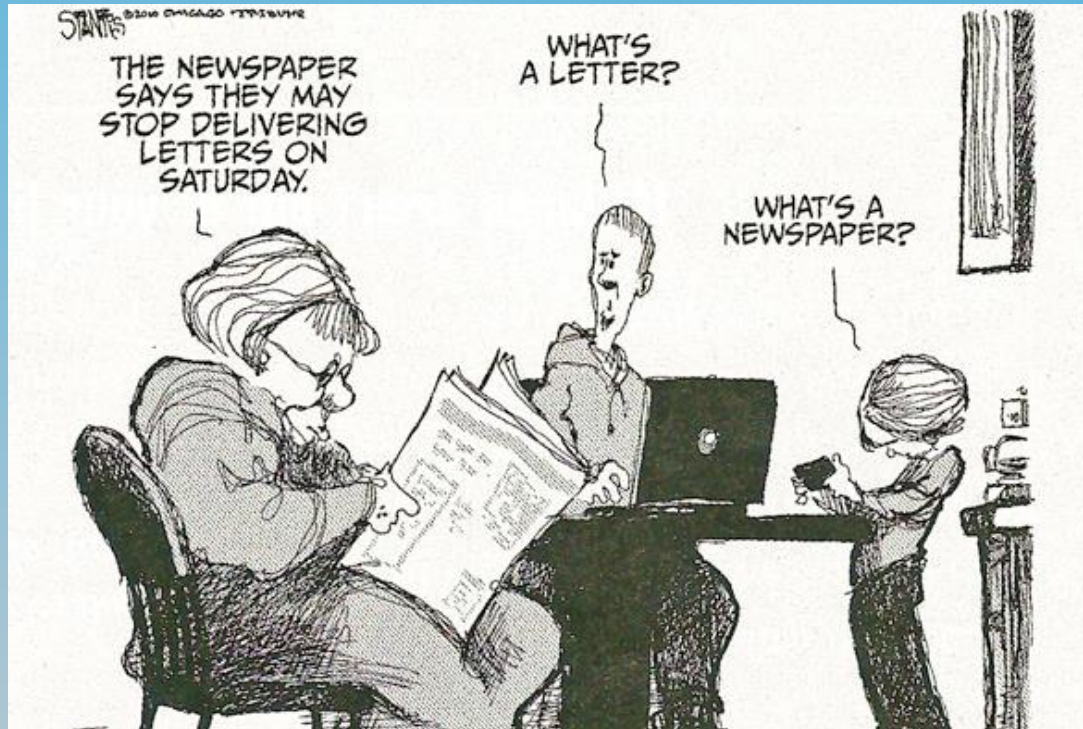
by: Joe Doherty, Self Storage Association
jdoherty@selfstorage.org



2024 Active Legislation



Eliminate Newspaper Advertising Mandate



- 33 states have either eliminated the newspaper advertising mandate and have never had a mandate.
- Several bills are pending to eliminate the mandate in Missouri and allow for advertising “in any other commercially reasonable manner.”
- These bills would deem the manner of advertising as commercially reasonable “if at least three independent bidders attend or view the sale at the time and place advertised.”
- These bills would also increase the maximum insurance coverage that can be offered from \$5,000 to \$15,000.
- As of now, the newspaper advertising mandate is still in place. Do not change your practices until you hear from the MSSOA that the bill has passed **and** taken effect.

A Tale of Three States

- ▶ **Indiana:** The assessor must use the lowest of three assessment methods and must exclude the value of the business. Applies only to self storage.
- ▶ **Idaho:** The assessor must exclude the value of exempt intangible property and, upon request, shall provide the owner with the assessor's calculations. Applies to all incoming-producing properties.
- ▶ **Arkansas:** Expands the definition of intangible personal property specifically for self storage to include rental agreements, goodwill, customer lists, etc. Requires the assessor to provide a written explanation of the value of the owner's intangible personal property and how that value was excluded from the property tax levy.



Page 1 of 1

City of Miami

May 06, 2021

Pryor, Howard
600 NW 30th Street
Miami, FL 33127

CR: SW2021090217

SSSI MIAMI01TH LLC
333 LAS OLAS BLVD SUITE 418
FORT LAUDERDALE, FL 33091 33301

SOLID WASTE TICKET RECORD DOCUMENT

Subject Property: 644 NW 30 ST Folio: 013129242180

Name of Offender: SSSI MIAMI01TH LLC, Ticket#: 202047

Location of Violation: 644 NW 30 ST Folio: 013129242180

Legal Description of Property: JACK THORN BLVD TR. PB 2-29 LOTS 4 THRU 8 BLK 14 LOT SIZE 19000 SQ FT

Violation Date: May 06, 2021 Violation Time: 03:14 PM

Code Section(s) Violated: 22C. 22(2)(b), 22C. 22(2)(b) - Failure of commercial property to have service contract with City permitted hauler.

Correction: Need to contact your private hauler and resume services. Each commercial property must obtain permitted private hauler service to accommodate removal of its garbage/trash generated, as soon as possible or a citation will be issued per day without service. A roll off container is required for compliance

Deadline for Compliance:

Fine Amount: 262.5 * 1 = 262.5

Name of Inspector: Brian Harris
Division: SW
Office Address: 1290 NW 20th Miami, FL 33142
Cell Phone Number:
Office Phone Number: (305) 960-2811
Email: bharris@miamigen.com

If you have any questions, please contact the inspector at the above listed office phone number Monday through Friday.

Brian Harris

Brian Harris
City of Miami Solid Waste Department

http://improvements.cityviewweb/PrintAll/5u3241hav2ecorhsv6f059Pssw543_0005.html





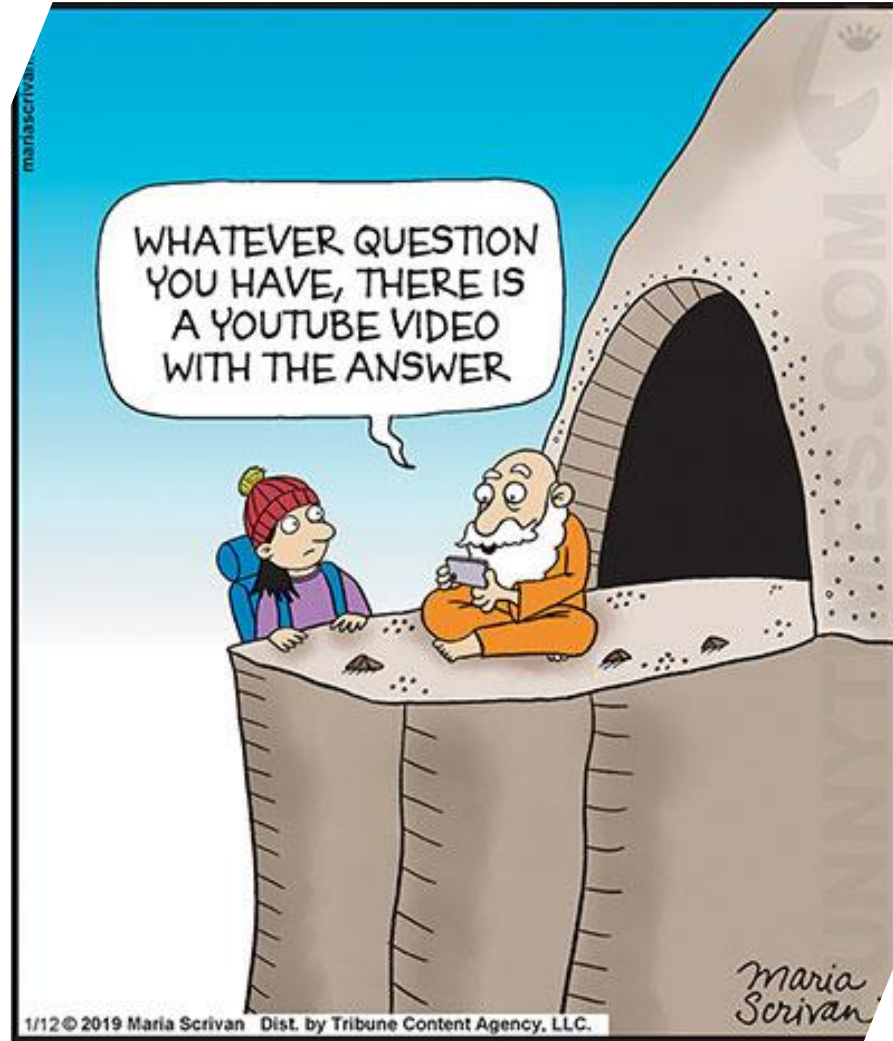
Why aren't storage firms regulated?

Booming industry is unfettered except for a 10% rate hike limit during pandemic



Changes to the Model Building Codes

- An exception has been added to IBC Section 2902.3.3 to permit an increase in the location (to greater than every other floor) and maximum distance of travel (to greater than 500 ft) for restrooms. The location and travel distance must be approved by the code official.
- The maximum allowable height of sprinklered facilities made of Type IIB materials (unprotected steel) and Type IIIB materials (noncombustible or fire-retardant-treated wood stud exterior walls and any interior construction) has been increased from 3 stories to 4 stories. The Code continues to have total floor and building square footage limits.
- Pursuant to modified IBC Section 903.2.9, storage facilities are exempt from the automatic sprinkler system requirement if: (1) the total fire area is 12,000 sq. ft. or less; (2) the combined total fire areas are 24,000 sq. ft. or less; (3) the facility is no greater than one story above grade plane; and (4) all storage spaces are accessed directly from the exterior.
- More recent changes relating to interior lighting for units accessible from the exterior and how to determine occupiable square feet for fresh air intake requirements.



Joe Doherty
jdoherty@selfstorage.org