

# STATE OF NEW YORK

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5626--A

2017-2018 Regular Sessions

## IN SENATE

April 21, 2017

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Introduced by Sens. HELMING, SAVINO -- read twice and ordered printed, and when printed to be committed to the Committee on Judiciary -- recommitted to the Committee on Judiciary in accordance with Senate Rule 6, sec. 8 -- committee discharged, bill amended, ordered reprinted as amended and recommitted to said committee

AN ACT to amend the lien law, in relation to reasonable late fees included in a lien on the goods in a self-service storage facility

The People of the State of New York, represented in Senate and Assembly, do enact as follows:

1 Section 1. Subdivision 6 of section 182 of the lien law, as added by  
2 chapter 975 of the laws of 1983, is amended to read as follows:

3 6. Lien. (a) The owner of a self-service storage facility has a lien  
4 upon all personal property stored at a self-service storage facility for  
5 occupancy fees, reasonable late fees or other charges, present or  
6 future, in relation to the personal property and for expenses necessary  
7 for its preservation or expenses reasonably incurred in its sale or  
8 other disposition pursuant to law and any other charges pursuant to the  
9 occupancy agreement. The lien provided for in this section is superior  
10 to any other lien or security interest. The lien attaches as of the date  
11 the personal property is brought to the self-service storage facility.

12 (b) Subject to paragraph (c) of this subdivision, a reasonable late  
13 fee may be imposed and collected by an owner for each month that an  
14 occupant does not pay occupancy fees when due under an occupancy agree-  
15 ment. However, no late fee shall be imposed or collected if the occupant  
16 makes a monthly occupancy payment in full by the tenth day after the due  
17 date under the occupancy agreement.

18 (c) No late fee may be collected pursuant to paragraph (a) of this  
19 subdivision unless the amount of the late fee and conditions for impos-  
20 ing the late fee are stated in the occupancy agreement. No monthly late  
21 fee shall exceed the following amounts: (i) ten dollars for a monthly  
22 occupancy charge of fifty dollars or less; (ii) fifteen dollars for a

EXPLANATION--Matter in italics (underscored) is new; matter in brackets  
[-] is old law to be omitted.

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1 monthly occupancy charge between fifty and one hundred dollars; (iii)  
2 twenty dollars for a monthly occupancy charge between one hundred and  
3 two hundred dollars; and (iv) thirty dollars for a monthly occupancy  
4 charge of two hundred dollars or greater. For purposes of paragraph (a)  
5 and (b) of this subdivision, a late fee that does not exceed the amounts  
6 as defined in this paragraph for the relevant amount of monthly rent is  
7 deemed reasonable and does not constitute a penalty.

8 § 2. This act shall take effect immediately.