

State of Arkansas
95th General Assembly
Regular Session, 2025

A Bill

HOUSE BILL 1994

By: Representative A. Collins

By: Senator M. McKee

For An Act To Be Entitled

AN ACT TO AMEND THE LAW CONCERNING SELF-SERVICE STORAGE FACILITIES; TO REQUIRE NOTIFICATION BY A SELF-SERVICE STORAGE FACILITY TO AN OCCUPANT WHEN THE OCCUPANT'S LEASED SPACE IS COMPROMISED; AND FOR OTHER PURPOSES.

Subtitle

TO AMEND THE LAW CONCERNING SELF-SERVICE STORAGE FACILITIES; AND TO REQUIRE NOTIFICATION BY A SELF-SERVICE STORAGE FACILITY TO AN OCCUPANT WHEN THE OCCUPANT'S LEASED SPACE IS COMPROMISED.

BE IT ENACTED BY THE GENERAL ASSEMBLY OF THE STATE OF ARKANSAS:

SECTION 1. Arkansas Code Title 18, Chapter 16, Subchapter 4, is amended to add an additional section to read as follows:

18-16-416. Compromised leased space – Notification required – Definitions.

(a) As used in this section:

(1) "Compromised" means that an operator has actual knowledge that:

(A) A leased space has been forcibly accessed by an individual other than the occupant, the operator, or an individual authorized by the occupant or the operator;

(B) Property has been taken from a leased space by an individual other than the occupant, the operator, or an individual authorized



by the occupant or the operator; or

(C) A leased space has been damaged to the extent that property within the leased space is accessible by an individual other than the occupant, the operator, or an individual authorized by the occupant or operator; and

(2) "Individual authorized by the occupant or operator" means an individual listed on the rental agreement or an individual who has the applicable key or code to access the leased space.

(b) An operator shall contact an occupant who has a compromised lease space by telephone, email, or regular mail within five (5) business days of the operator's actual knowledge that the occupant's leased space has been compromised.

(c)(1) This section does not impose any responsibility on the operator for the care, custody, or control of the occupant's personal property.

(2) The operator does not have a duty or obligation to determine whether a leased space has been compromised.