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February 10, 2025

The Honorable Robert E. Craven, Sr.
Chairman
Judiciary Committee
Rhode Island House of Representatives
82 Smith Road
Providence, Rhode Island 02903

RE: *Rhode Island House Bill 5364*

Dear Chairman Craven:

I write to you today in support of House Bill 5364 to modify the newspaper advertising requirements under the Rhode Island Self-Service Storage Facility Act.

I am the owner of a small business which assists self-storage owners with their late and lien notices and I have seen how the Rhode Island storage operators have been impacted.

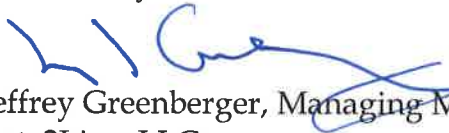
As the Act currently reads, unless the second Default Notice is personally served, or served by Certified Mail, the operator must run an advertisement in a newspaper of general circulation. However, since the Act requires that the entire text of that second Default Notice be contained in the advertisement, the advertisements, in column inch terms, are large. Since the Bill was last amended, we have seen advertising rates for the remaining newspapers in Rhode Island increase substantially. An estimate of a basic advertisement that would be required for a default is now approximately \$750.00 per default. This is an insurmountable cost not only to the local business, but that cost is passed on to the tenant, if it can be collected. As a result, many of our customers have resorted to using personal service via process servers. The self-storage customers in Rhode Island are not thrilled to have a process server track them down and serve them personally with the Default Notice and process serving costs between \$95 and \$180.00 per person, which costs are also passed on to the ultimate self-storage consumer.

In other words, the Act as it stands creates an impractical and expensive dilemma for the operators in Rhode Island. The newspaper industry price gouges the facilities in Rhode Island, because they are one of only two alternatives for proceeding to enforce the lien rights of an owner to remove a non-paying tenant.

Bill 5364 not only represents an improvement in the operation of self-storage facilities, but also represents a safety valve for the citizens of Rhode Island who rent storage, such that they do not receive an additional \$200 to \$750 worth of costs added on to their account, which prevents them from being able to cure the default and avoid the sale of their personal property, at a time when that customer is clearly financially stressed.

As a vendor that serves the industry in Rhode Island, I greatly appreciate your consideration of this worthwhile Bill.

Yours Truly,



Jeffrey Greenberger, Managing Member
Late2Lien, LLC

JJG/jms