



# NEVADA PRESS ASSOCIATION

THE BEST IN JOURNALISM SINCE 1924

## Nevada Press Association

P.O. Box 2257  
Carson City, NV 89703  
(775) 885-0866  
[www.nevadapress.com](http://www.nevadapress.com)

**April 4, 2025**

Assemblywoman Brittney Miller, Chair  
Assembly Judiciary Committee  
Nevada State Legislature  
401 S. Carson Street  
Carson City, NV 89701

## **RE: Opposition to AB 137 — Public Notice in Storage Unit Auctions**

Dear Chair Miller and Members of the Assembly Judiciary Committee:

On behalf of the Nevada Press Association, I write to express our strong opposition to Assembly Bill 137, which seeks to eliminate the requirement for public notice in newspapers prior to the auctioning of property stored in self-service storage facilities.

AB 137 represents a significant erosion of consumer protections, public transparency, and individual property rights. The bill would eliminate one of the few statutory tools that provides meaningful oversight in an industry granted extraordinary authority: the ability to seize and sell a renter's personal property without a court order.

Historically, Nevada law required both **personal notice to renters** and **public notice in newspapers** to act as checks and balances on this power. AB 137 would dismantle that balance and allow facility owners to provide notice solely via their own websites or other “commercially reasonable” means—reducing public access and transparency.

### **Key Reasons for Opposition:**

- **Due Process and Public Oversight:**  
Public notices in newspapers ensure transparency in the absence of judicial review. Removing them invites secrecy and increases the risk of abuse, fraud, or self-dealing by facility owners. Newspaper notice is the impartial third party before private assets are forfeited.
- **Critical Consumer Protection:**  
For renters who miss mailed or emailed notices, a newspaper ad may be their last opportunity to learn of an impending auction and recover their belongings—often including confidential documents or irreplaceable personal items.
- **Notice to Others with Interest in the Property:**  
Heirs, spouses, lienholders, business partners, and others with a legal or personal interest in the stored property may never know their property is at risk without a public notice. Many of these individuals are not parties to the storage contract and receive no direct communication from

facility owners. The newspaper and subsequent online notice publication provides a passive notice opportunity for family and friends to see the notice before their elderly parents or deployed service members lose their possessions.

- **Fairer Auctions and Higher Returns:**

Broad public notice increases bidder participation, helping secure better sale outcomes for renters. Many states recognize that when a facility owner becomes an auctioneer, they owe a **fiduciary duty** to obtain the best possible price. Public notice is vital to that process.

- **Equity in One-Sided Contracts:**

Storage contracts are typically standardized, written by the industry, and leave renters with minimal bargaining power. Eliminating public notice further tilts the scales in favor of facility owners.

- **Potential Conflicts of Interest:**

In states where facilities may retain unsold property or keep surplus proceeds from auctions, there is a financial incentive to suppress turnout. Weakening notice requirements makes it easier for such conflicts to arise.

- **Community Accountability:**

Public notices allow journalists, community members, and advocates to monitor facility practices. This accountability is essential in an industry that operates with little regulation or oversight.

The current notice system works. It ensures that, when a renter falls behind, there is an opportunity for **transparency, fairness, and recovery**—not just for the renter, but for the community and for the market itself.

The proponents may argue that these notices are costly; however, the evidence presented during the hearing clearly refutes this claim. The average cost falls within the hundred-dollar range—a negligible expense compared to the significant profits they stand to make from others' properties. These costs are also added to the lien just like a foreclosure notice.

Removing newspaper notice requirements would give the industry greater secrecy and control over an already unbalanced process. The public deserves better.

**This is not a Nevada issue!** This bill is being pushed by the National Self-Storage Association. They are pushing similar bills in at least 7 other states this year, including Oregon, Idaho and Missouri. They move from state to state each year trying to reverse a half-century of transparency and consumer-oriented due process. Eliminating transparency puts Nevada consumers at greater risk.

For these reasons, we respectfully urge you to **vote NO on AB 137** and preserve this long-standing consumer protection.

Sincerely,

**Brian J. Allfrey**

Executive Director

Nevada Press Association