



SPONSOR: Rep. Baumbach & Rep. Bennett & Rep. K. Williams &  
Sen. Walsh & Sen. Paradee  
Rep. Lynn; Sens. Hansen, Sturgeon

HOUSE OF REPRESENTATIVES  
151st GENERAL ASSEMBLY

HOUSE BILL NO. 386

AN ACT TO AMEND TITLE 25 OF THE DELAWARE CODE RELATING TO RENTAL AGREEMENTS.

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

1           Section 1. Amend Chapter 53, Title 25 of the Delaware Code by making deletions as shown by strike through and  
2     insertions as shown by underline as follows:

3           § 5301. Landlord obligation; rental agreement.

4           (a) A rental agreement shall not provide that a tenant:

5                 (1) Agrees to waive or forego rights or remedies under this ~~Code~~; Code.

6                 (2) Authorizes any person to confess judgment on a claim arising out of the rental ~~agreement~~; agreement.

7                 (3) Agrees to the exculpation or limitation of any liability of the landlord arising under law or to indemnify  
8     the landlord for that liability or the costs connected therewith.

9                 (4) Must declaw a cat as a condition of a rental agreement.

SYNOPSIS

This Act prohibits a landlord from requiring a tenant declaw a cat as a condition for entering into or renewing a rental agreement. This Act also makes technical corrections to conform existing law to the standards of the Delaware Legislative Drafting Manual.