



SPONSOR: Rep. Baumbach & Rep. Briggs King & Sen. Lawson

HOUSE OF REPRESENTATIVES
149th GENERAL ASSEMBLY

HOUSE BILL NO. 44

AN ACT TO AMEND TITLE 25 OF THE DELAWARE CODE RELATING TO MANUFACTURED HOUSING.

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

1 Section 1. Amend § 7005, Title 25 of the Delaware Code by making deletions as shown by strikethrough and
2 insertions as shown by underline as follows:

3 § 7005. Requisites for rental of a manufactured home lot.

4 (a) A landlord shall not rent a lot in a manufactured home community without first delivering to the prospective
5 tenant a copy of the proposed rental agreement, a copy of the rules, standards and fee schedule of the manufactured home
6 community, a copy of this subchapter, and a summary of this subchapter written by the Office of the Attorney General and
7 made available to all landlords prior to January 1, 2012, all of which shall be delivered to the prospective tenant at the time
8 the prospective tenant obtains from the landlord an application for tenancy in the community. The prospective tenant shall
9 acknowledge such delivery by signing a receipt.

10 (b) A landlord shall not rent or renew a lease for a lot in a manufactured home community without receiving from
11 the prospective or renewing tenant within 60 days of entering into the lease either:

12 (1) A copy, whether on paper or electronic and regardless of whether certified, of the manufactured home's
13 title; or

14 (2) An original, signed statement from the tenant affirming that the tenant is the owner of the manufactured
15 home and describing how the tenant obtained the home.

16 Section 2. This Act shall take effect 30 days after its enactment into law, and shall apply to all leases renewed or
17 entered into after this Act takes effect.

SYNOPSIS

This bill requires a landlord to obtain from a tenant seeking to rent or renew a lease of a lot in a manufactured housing community a paper or electronic copy of the manufactured home's title or an original, signed statement from the tenant affirming that the tenant is the owner of the manufactured home and describing how the tenant obtained the home.

This Act takes effect 30 days after its enactment and applies to all leases renewed or entered into after the effective date.