



SPONSOR: Sen. Walsh & Sen. Pinkney & Rep. K. Williams
Sens. Ennis, Gay; Reps. Baumbach, Bolden,
Dorsey Walker, K. Johnson, Kowalko, Lambert,
Morrison, Wilson-Anton

DELAWARE STATE SENATE
151st GENERAL ASSEMBLY

SENATE BILL NO. 146

AN ACT TO AMEND TITLE 25 OF THE DELAWARE CODE RELATING TO MANUFACTURED HOME LOT RENTALS.

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

Section 1. Amend Chapter 70, Title 25 of the Delaware Code by making deletions as shown by strike through and insertions as shown by underline as follows:

§ 7006A. Written materials to be provided in English and Spanish.

(a) A landlord must provide all of the following in both English and Spanish to all tenants and prospective tenants, free of cost:

(1) All materials listed in § 7006 of this title, including the following:

a. Rental agreement.

b. Rules, standards, and fee schedule of the manufactured home community.

c. A copy of this chapter.

d. A summary of this chapter written by the Department of Justice and made available to all landlords.

(2) Any written notice under § 7016 of this title, including "7-day letters," "12-day letters," and "6-month" letters.

(4) Any letters regarding any notice of an increase in rent.

(5) Any presentation relating to proposed increase in rent, if not in writing, must be provided electronically to all tenants in both English and Spanish.

(b) The requirements of paragraphs (a)(1) through (a)(4) of this section do not apply to any tenant or prospective tenant who has signed a waiver in the form provided in subsection (c) of this section. If a signed waiver cannot be produced for any tenant or prospective tenant, it is presumed that no such waiver was ever signed.

(c) Waiver of Right to Be Provided Materials in Spanish; form.

The following waiver of right to be provided materials in Spanish must be substantially in the following form:

22 WAIVER OF RIGHT TO BE PROVIDED MATERIALS IN SPANISH

23 As a tenant or prospective tenant in [Manufactured Home Community], I understand it is my right to
24 have important written materials provided to me in both English and Spanish at NO COST to me. If I
25 choose to only get materials in English, I may not receive any benefit for doing so.

26 Como inquilino o futuro inquilino en [Comunidad de Casas Prefabricadas], entiendo que tengo
27 derecho a que me proporcionen materiales importantes por escrito en inglés y en español SIN COSTO
28 para mí. Si elijo recibir materiales únicamente en inglés, no puedo recibir ningún beneficio por hacerlo.

29 I choose to get my rental agreement and other important documents and correspondence:

30 Elijo obtener mi contrato de alquiler y otros documentos y correspondencia importantes:

31 IN BOTH ENGLISH AND SPANISH

32 _____
33 EN INGLÉS Y EN ESPAÑOL

Signature / Firma

34 or / o

35 IN ENGLISH ONLY

36 _____
37 SOLAMENTE EN INGLÉS

Signature / Firma

38 (d) For any lease with a term greater than 1 year, a copy of the materials listed in paragraph (a)(1) of this section
39 must be provided to all such tenants no later than 1 year from the effective date of this Act.

40 Section 2. If this Act is enacted before or on August 1, 2021, this Act takes effect on September 1, 2021. If this
41 Act is enacted after August 1, 2021, this Act takes effect 30 days after its enactment into law.

SYNOPSIS

This Act creates a requirement that a landlord in a manufactured home community must provide important materials in both English and Spanish to all tenants and prospective tenants at no cost to the tenant unless a tenant waives the right to receive the materials in Spanish.

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