SPONSOR: Rep. Atkins
Reps. Kowalko, Longhurst, Schwartzkopf; Sen. Bunting

HOUSE OF REPRESENTATIVES
145th GENERAL ASSEMBLY

HOUSE BILL NO. 107

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

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

Section 1. Amend Title 25 of the Delaware Code by adding the following new section 7015B thereto which shall read as follows:

"§ 7015B. Rent – Prohibited Lump Sum Payments.

(a) Rental payments shall be paid by the tenant to the owner/landlord in equal dollar amounts, or as close thereto as possible, and shall be extended equally, pro rata, over a calendar year. Any provision in a rental agreement or otherwise which requires rental payments or rental increases to be paid in one lump sum shall be null and void. Nothing herein shall preclude a tenant from requesting, and the owner/landlord from agreeing thereto, that rental payment be made in a one-time lump sum payment by the tenant.".

SYNOPSIS

This Act requires that any rental payments or rental increases shall be paid in equal, pro rata, amounts extended equally over a calendar year. Any requirement of a lump sum payment for rent shall be forbidden, unless the tenant requests such payment, and the owner/landlord agrees to such lump sum payment.

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