153rd GENERAL ASSEMBLY
FISCAL NOTE

BILL:	**SENATE BILL NO. 40**
SPONSOR:	**Senator Walsh**
DESCRIPTION:	**AN ACT TO AMEND TITLES 10 AND 25 OF THE DELAWARE CODE RELATING TO MANUFACTURED HOUSING AND TENANTS' RECEIVERSHIP PETITIONS.**

Assumptions:

1. This Act becomes effective upon signature by the Governor.
2. This Act, under specified circumstances, makes a pattern or practice of violations by a landlord of a Manufactured Home Community, or a provision of a rental agreement, an unlawful practice under the Consumer Fraud Act. Additionally, this Act authorizes the Attorney General to file a petition to establish a receivership of a Manufactured Home Community in a Justice of the Peace Court on specified groups after notice to the landlord.
3. The DOJ estimates that it would require 1.0 FTE, Deputy Attorney General (DAG); and 1.0 FTE, Special Investigator IV positions to comply with the provisions of this Act. The DOJ anticipates that Appropriated Special Funds (ASF) from the Consumer Protection Fund could be utilized to provide funding for positions and other immediate resource needs. The recurring Fiscal Year 2026 ASF costs are estimated at $221,849, and the ASF one-time costs are estimated at $48,300 and are as follows:
    a. Recurring ASF Costs – $221,849 in Fiscal Year 2026 ASF personnel costs (9 months of funding), including OECs (at a rate of 33.34%), for 1.0 FTE, DAG V; and 1.0 FTE, Special Investigator IV.
    b. One-Time ASF Costs – $48,300
        1. $5,000 for computers, office furniture, and other supply startup costs for the new positions.
        2. $43,300 for vest, weapons, radio, and vehicle needs for the Special Investigator IV position.
4. The Fiscal Year 2026 ASF personnel costs have been estimated for nine months of funding, with the annualization of the remaining three months incorporated into subsequent year estimates. Additionally, a 2% inflation cost has been included for projected increases in salary, health insurance, and OECs.

Cost:

	ASF One-Time	**ASF Operating/Recurring**
Fiscal Year 2026:	$48,300	$221,849
Fiscal Year 2027:		$301,715
Fiscal Year 2028:		$307,749

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Office of the Controller General