

DMHOA Action Request

DMHOA has 2 Bills that are coming up for a VOTE sometime after May 11th when the Legislature comes back to session.

WE NEED YOU TO ACT NOW:

- We can do this; we can pass 2 Bills that really help all of us living on leased land.
- But it will take ALL OF US contacting the legislators listed below and asking them to vote YES on both Bills.
- Our goal is to overwhelm the legislators with emails and phone calls before May 11th.

Senate Bill 110 will come before the DE **Senate Manufactured Housing Committee**.

- This Bill strikes at the heart of the inequities of Code 25, Chapter 70 law.
- If passed intact, it would remove Market Rent from the law and it would better define Capital expenses and end paying for them forever.
- On the heels of the very definitive Supreme Court decision regarding opening financial records in rent justification arbitration, passage of SB 110 would drastically change how us tenant home owners are treated in Delaware.
- Significantly, in addition to our friends from the Democratic side of the government, Republican Senator Wilson is a co-sponsor.

SB 110 Synopsis:

This Act clarifies when a manufactured home community owner can recover the cost of a capital improvement from the homeowners in the community and makes the amount the community owner collects a capital improvement assessment fee that ends when the cost of the capital improvement is recovered, instead of a permanent rent increase. A homeowner or homeowner association may dispute a capital improvement assessment fee under the existing rent increase dispute resolution process. This Act also repeals the definition of "market rent" because that term is not a factor considered for justifying a rent increase under current law. This Act also clarifies when a capital improvement assessment fee or rent increase takes effect. This Act also makes technical corrections to conform existing law to the standards of the Delaware Legislative Drafting Manual.

Email and or call the following members of the Senate Committee:

- Make your story personal and explain how these fees affect you.
- Ask these Senators to:
 - Vote YES on this Bill the way it is written, no amendments.
 - Become Co-sponsors of the Bill.
 - Reply to you with their decision and rationale.

Senate MH Committee Members and their Legislative Hall Email and Phone#:

- Chair: Bryan Townsend: **Email:** Bryan.Townsend@delaware.gov **Phone:** 302-744-4059
- Vice-Chair: Marie Pinkney: **Email:** Marie.Pinkney@delaware.gov **Phone:** 302-744-4056

- S. Elizabeth Lockman: **Email:** Elizabeth.Lockman@delaware.gov **Phone:** 302-744-4105
- Sarah McBride: **Email:** Sarah.McBride@delaware.gov **Phone:** 302-744-4035
- Dave G. Lawson: **Email:** Dave.Lawson@delaware.gov **Phone :** 302-744-4078
- Brian Pettyjohn: **Email:** Brian.Pettyjohn@delaware.gov **Phone:** 302-744-4256

House Bill 5 (HB 5) passed the House Manufactured Housing Committee with a 5-2 vote and 1 amendment added. The Bill now goes to the **full House of Representatives for a vote.**

- This Bill allows the meetings that affect us, be open to the folks that can help us.

HB 5 Synopsis:

If a community owner proposes a rent increase that exceeds the Consumer Price Index (CPI-U), then the Delaware Manufactured Home Relocation Authority is mandated to hold a final meeting between the community owner and the affected homeowners, and the homeowners' association to discuss the reasons for the proposed increase. This Act allows the following to attend the final meeting: (1) The homeowners' designee; (2) The homeowner's attorney; (3) The attorney for the homeowners' association; (4) A representative from the Delaware Manufactured Home Owners Association; and (5) Elected Delaware officials. The amendment added: A representative from the Delaware Manufactured Home Relocation Authority Board to the list of individuals who may attend the meeting.

Email and or call the all the members of the House: of representatives listed below:

- Make it easy, write 1 email and send it to every House member listed below.
- Ask these legislators to:
 - Vote YES on HB 5 the way it is now, no additional amendments.
 - Become Co-sponsors of the Bill.
 - Reply to you with their decision and rationale.

DE House Legislators:

Members Name	Party	District	Email Address	Phone #
First / Last		#	DE Legislative Hall	Legislative Hall
Nnamdi O. Chukwuocha	D	1	Nnamdi.Chukwuocha@delaware.gov	302-744-4297
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