

2021 Legislative update on Bills affecting DMHOA:

Senate Bill 110 has been introduced in the Delaware Legislature and is coming before the **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.

SB110 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.

It is time to beat the drums in support of this Bill.

1. Email and or call the members of the Senate Housing Committee listed below.
2. Make your story and request to these legislators personal and explain how these fees affect you.

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

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