

TOWN OF MAGNOLIA

ARTICLE V LANDLORD & TENANT CODE REQUIREMENTS

501. Overview

All property owners renting within the Town of Magnolia and all renters/lease holders within the Town of Magnolia shall be subject to the Delaware State Landlord/Tenant Code accordingly. Specific requirements of the Town for rental properties shall include the following ordinances accordingly.

502. Maintenance of Rental and Vacant Properties

Any property owner within the Town of Magnolia who shall lease or rent property, apartments, or houses or vacant homes within the town limits shall be responsible for maintaining the property according to all standards required to maintain the beautification of the Town, promote safety and exhibit concern for the residents of the Town. Maintenance of any residential property shall conform to the housing regulations under the Landlord/Tenant Code, Department of Health and Social Services, Fire Marshal Code and Kent County Code Enforcement. Such maintenance shall include, but not be limited to: lawn maintenance, clutter in the yard, trash removal, and state of disrepair within the rental unit(s). A qualified representative of Town Council shall be authorized to inspect all rental units prior to the property being rented, but not more than once a year to assure compliance with safety and health requirements. Such authorized inspections shall be made by the Magnolia Fire Department designee and Town Council designee.

503. Registration of Tenants of Any Rental Property

Any landlord owning rental property within the Town of Magnolia shall register with the Mayor the names of any leaseholders of the rental property, including number of occupants. The Mayor shall be further notified of any vacant properties owned by the landlord.

504. Tenancy Licenses

All landlords that have rental property (residential or commercial) will be required to have a tenancy license issued by the Mayor. The fee for this license is \$25.00 per year. Licenses will not be prorated, and will be issued per landlord, not per property. Landlords must provide the Town with a list of all their rental properties within the Town and their tenants' contact information (name, phone numbers, mailing address). If any landlord is found to be operating without a tenancy license, they will be in violation of this ordinance and fined \$100.00.

Effective July 2012