



HOUSING STANDARDS

Chapter 71

71-2 INTENT

Intended to protect the public safety, health and welfare

71-19

RESPONSIBILITIES OF OWNERS AND OCCUPANTS

Cleanliness-Every occupant shall keep that part that they occupy, control or use in a clean and sanitary condition

Rubbish/Garbage-Every occupant is responsible for proper storage and disposal of garbage in a clean and sanitary manner

Supplied Fixtures-The **owner or occupant** of a structure shall keep the supplied equipment or fixtures therein clean and sanitary and shall be responsible for the reasonable care in their proper use and operation.

Furnished by Occupant-

Equipment and fixtures furnished by the occupant of a structure shall be properly installed and maintained in good working condition, kept clean and sanitary and free from defects, leaks or obstructions.

71-20

EXTERMINATION

Owner- is responsible for extermination of insects, rats, vermin or other pests prior to renting, leasing or selling and in all public or shared areas of the structure or premise in multiple occupancy units.

Tenant/Occupant- Shall be responsible for the continued rat proof condition and the extermination of insects, rats, or other pests in the structure or on the premises.

71-26

CONDEMNATION

Unfit for Human Occupancy-

Lacks maintenance, extreme disrepair, unsanitary, vermin or rat infested, filth and contamination,

lack of ventilation, illumination, sanitary, heating or other essential equipment.

Unsafe Equipment- Boiler, heating equipment, electrical wiring or device, flammable liquid container or other equipment on premises in such disrepair as to be a hazard to life, health or property.

Unsafe Structure- All or part of structure dangerous to life, health, property due to damage by decay, dilapidation or unstable foundation.

71-27

NOTICE AND ORDERS

Following a complaint which results in an inspection where a violation(s) is found and a corrective action plan issued, the owner has 20 days from receipt to correct violations. If not corrected, the premises may be posted as condemned and required to be vacated within 24 hours. The property cannot be reoccupied prior to corrections and removal of the placard by Code Official.

COMPLAINT PROCESS

A Rental Unit Complaint form can be obtained from the Sussex County Constable's office. Written complaints can be delivered or faxed to the Constable's Office. If the written complaint supports elements of being unfit for human occupancy, unsafe equipment or unsafe structure (described in 71-26) an inspection will be scheduled. Attempts to notify the owner of the property will be made prior to inspection.

OTHER CODES:

80-1 PROHIBITED GROWTHS AND ACCUMULATIONS

No person or entity being the **owner, occupant or party responsible for the owner or possessor** of improved or unimproved lands or premises that are not used for bona fide agricultural purposes shall permit grasses or weeds to grow more than 12 inches high upon such lands or premises.

115-191 PARKING, STORING AND MAINTAINING OF VEHICLES AND TRAILERS

No more than a total of two automotive vehicles, boats or other watercraft, which are either inoperable, dismantled, wrecked, or which display registration plates (as to vehicles for which they are required under state law) and/or registration stickers (as to boats or watercraft for which they are required under state law) which are at least 30 days expired or which do not display a required current registration plate or sticker, or display a plate or sticker not validly issued to that vehicle, boat or other watercraft, or from which major components have been removed, or which are in such a state of obvious disrepair as to be incapable, without repair, of being operated in the manner for which they are designed, shall be situated on any residentially zoned property other than in a completely enclosed garage or other permitted accessory structure located on the same lot or tax parcel the dwelling is located on.

115-191.1 PROHIBITED ACCUMULATIONS

No person, being the owner or possessor of improved or unimproved lands or premises that are not used for bona fide agricultural purposes shall permit refuse, rubbish, trash, inoperable appliances, tires or other waste material to be placed or to accumulate upon such lands or premises. Accumulations of tires shall be considered a violation.

Contact:

County Constable (302) 855-7819

For issues questions involving the Delaware Landlord-Tenant Code, you should consult an attorney or the Delaware Attorney General's Office, Consumer Protection Unit at (302) 577-3250