

Town of Henlopen Acres

104 Tidewaters
Henlopen Acres, Delaware 19971

302-227-6411
Fax: 302-227-3978
Email: townhall@henlopenacres.com

Mayor
Joni Reich

July 28, 2020

Commissioners:
Andrew Brittingham
Timothy Hidell
Jeffrey Jacobs
Beatrix Richards
John Staffier
Richard Thompson

To All Property Owners and Residents:

This is to advise you that, the Public Hearing on the Rental Ordinance amendment which has been postponed due to the State of Emergency, has now been rescheduled to take place at 10:00 am, Monday, August 31, 2020, in the Ballroom at the Rehoboth Beach Country Club, 221 West Side Drive, Rehoboth Beach. This is to provide more space for interested parties as well as social-distancing. All attendees will be required to wear a face mask.

Town Manager:
Thomas Roth

As a reminder:

**Maintenance
Supervisor:**
Alexander McClure

- The Commissioners are considering adopting new provisions in the Rental Ordinance that would limit an owner's ability to rent their property. These provisions have not yet been adopted and the Commissioners are now soliciting residents and property owner's input before making a final decision which would occur at a subsequent Commissioners meeting. You are encouraged to submit comments in writing prior to the public hearing, if not attending. The public comment period will be closed at the adjournment of the hearing.

**Security
Supervisor:**
Lee Stewart

- The proposed Ordinance would limit current owners after, January 1, 2021, to renting their property up to six times a year for a minimum period of at least one week. Current owners include those who own a property, prior to adoption of the proposed ordinance, if approved.

Town Solicitor:
Glenn C. Mandalas
Baird Mandalas
Brockstedt LLC

- The Ordinance would limit new owners after, January 1, 2021, to renting their property up to six times a year for a minimum period of at least one month. New owners include those who purchase a property, after adoption of the proposed ordinance.

Member:
Association of
Coastal Towns

- All owners will be required to submit a copy of rentals to Town Hall at least two weeks prior to the rental. In addition, subletting will be prohibited.

Delaware League of
Local Governments

The Commissioners welcome all residents to attend the hearing and to send any comments on the proposed ordinance to:

Sussex County
Association of
Towns

By Mail:
Town of Henlopen Acres
104 Tidewaters Road
Henlopen Acres, DE 199701

By Email:
townhall@henlopenacres.com

Delaware Rural
Water Association

American Shore and
Beach Preservation
Association

If you have any questions, please contact Town Hall at (302) 227-6411.

Respectfully,

Thomas A. Roth
Town Manager

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PUBLIC HEARING NOTICE

NOTICE IS HEREBY GIVEN, that the Mayor and Commissioners of the Town of Henlopen Acres will hold a **Public Hearing at 10:00 a.m. on Monday, August 31, 2020, at the Rehoboth Beach Country Club, 221 West Side Drive, Rehoboth Beach, Delaware, Sussex County.** The purpose of the Public Hearing is to hear comments on an Ordinance to amend the Town Code Chapter 95, Rentals, which would create additional requirements for the rental of residential properties in the Town of Henlopen Acres, including prohibition on subletting and subleasing, and a requirement that a copy of all rental contracts be provided to the Town Manager at least two weeks in advance of the rental term. For current owners, the Ordinance creates a limitation of six rental periods of at least seven days each during a calendar year. For future owners, the Ordinance creates a limitation of six rental periods of at least 30 days each in duration during a calendar year.

The Board of Commissioners welcome all residents to attend the hearing or otherwise submit comments to Town Hall prior to the hearing. The public comment period will be closed at the adjournment of the Public Hearing.

A copy of the proposed amendment is available from Town Hall, Monday, through Friday, 9 a.m. to 4:30 p.m.

Thomas A. Roth
Town Manager

posted 7/28/12020