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MEMO

To: Mayor Scott Lobbell

Subject: Concerns with and Suggestions for Townsend's Rental
Ordinance

Concerns:

1. The Ordinance requires that each lease includes a copy of the addendum, referred to as, "Safe Communities Lease Addendum". This form lists the criminal activity that, if performed, by a tenant, their family or their guests or their family, are grounds for lease termination. Included, among other questionable activities, is graffiti. While I do not like graffiti, I don't think it's grounds for lease termination. I can assure you that you would be laughed out of Court. I believe our Council Members should read this Addendum. I think, as intelligent individuals, they will be embarrassed with this form,
2. The Ordinance discriminates against residents who chose to rent a home instead of buying in the following requirements:

Tenants are required to provide their home or work # and cell phone#, and email addresses.

Full name of all adults and ages of all children

Renters are not allowed to park any vehicle on the grass at their property

Owners can have unregistered, even junk, vehicles anywhere on their property.

Fees:

The fee for registering a unit is \$60 for the first year. New Castle County requires registration but there is no fee. Even when there has been no change Townsend requires that we fill out a new form and charges another \$60 every year. This is redundant and unnecessary for the owner/manager and Town staff.

Pre rental inspections are \$90 for the first inspection of an apartment however, it's \$50 for a house. This is hard to understand due to the fact that a typical house is going to be much larger than the typical apartment and it would seem that the cost should have some relation to the time required to perform the task. Additionally, Townsend is the only municipality I'm aware of that charges a fee for the second inspection, which is \$110. The other towns, if they have inspections and charge for them, there is one fee for the first two inspections. This is much fairer due to the fact that every inspector is different and a unit can fail for a very minor problem. Although I believe that most inspectors are honest it could be a temptation to triple their fee.

Suggestions:

I believe that registration of rental properties would be advantageous for both the Town and the owner/manager.

I would suggest that there is no fee or at least only the initial fee as this would encourage compliance and there would be no ongoing administrative costs.

Thank you,

Alan Emsley