

Wilmington, Delaware
, 2026

#XXXX

Sponsor:

Council
Member
Darby

WHEREAS, the current Wilmington City Charter was adopted by referendum of the voters at the General Election conducted on November 7, 1978, and it became effective in 1979 in accordance with Title 22 of the Delaware Code; and

WHEREAS, Title 22, Chapter 8 of the Delaware Code sets forth procedures by which the charter of a home rule city may be amended, including the procedure whereby, following approval of a resolution with the concurrence of three-fourths of all the members of the City Council, a proposed amendment to a City Charter may be submitted to the voters for approval by referendum at the next general election; and

WHEREAS, the City Council has observed that rental prices have risen much faster than wages of many city residents, making it difficult for them to afford basic needs as they must spend a majority of their monthly income on rent alone, and numerous jurisdictions throughout the country have implemented rent stabilization policies designed to protect renters; and

WHEREAS, the City Council deems it necessary and proper to propose that the voters approve amendments to the City Charter to address the serious threats to the public health, safety, and welfare caused by exorbitant rent increases, including housing insecurity, inequitable rent burden, displacement, and homelessness.

NOW, THEREFORE, BE IT RESOLVED BY THE COUNCIL OF THE CITY OF WILMINGTON (Three-fourths of all of the members elected to the Council concurring) that the City Charter be amended by revising Title 6 with the addition of the underlined language:

Sec. 6-8 – Rent Stabilization

At the expiration of a lease or periodic tenancy, no landlord of any dwelling subject to the provisions of this chapter may demand, charge, or accept from any tenant a percentage increase in rent in excess of the 12-month average percentage change in the Consumer Price Index for all Urban Consumers, Philadelphia-Camden-Wilmington (All Items), as most recently published by the Bureau of Labor Statistics of the U.S. Department of Labor, or in excess of 3% of the most recent base rent, whichever is lower.

BE IT FURTHER RESOLVED, that copies of the proposed amendment to the City Charter as set forth herein shall be on file in the City Clerk's Office and be available to the voters; and

BE IT FURTHER RESOLVED, that the Council of the City of Wilmington recommends to the voters approval of the proposed amendments to the City Charter regarding Rent Stabilization;

BE IT FURTHER RESOLVED, that the Mayor, the City Clerk, and the City Solicitor are hereby authorized to carry out all necessary requirements and procedures through the Board of Elections as set forth in Title 22, Chapter 8 of the Delaware Code in order that the question of approval or disapproval of this proposed amendment to the City Charter shall be put to the voters at the earliest possible date; and

BE IT FURTHER RESOLVED, that the question of Rent Stabilization shall be phrased as follows:

Are you in favor of amending the Wilmington City Charter to provide that beginning as soon as practicable upon the expiration of a lease or periodic tenancy, no landlord of any dwelling subject to the provisions of this chapter may demand, charge, or accept from any tenant a percentage increase in rent in excess of the 12-month average percentage change in the Consumer Price Index for all Urban Consumers, Philadelphia-Camden-Wilmington (All Items), as

most recently published by the Bureau of Labor Statistics of the U.S. Department of Labor, or in excess of 3% of the most recent base rent, whichever is lower.

BE IT FURTHER RESOLVED, that the referendum to be held on the Charter question at the next special referendum election, shall be conducted in accordance with the provisions of the 22 *Del. C.* § 813 and the end result proclaimed and the Charter amendment shall become effective as provided in 22 *Del. C.* Chapter. 8.

BE IT FURTHER RESOLVED, that notice shall be given by the President of the Council and the Clerk of the Council at least 30 days prior to the special referendum election, by publication in a news paper of general circulation within the City of Wilmington that copies of the proposed amendment are on file in the City Clerk's Office and that a copy will be provided by him to any qualified voter or tax payer of the City of Wilmington upon request.

BE IT FURTHER RESOLVED, that the Clerk of the Council be and he is hereby directed to forward a copy of this Resolution to the Department of Elections of the State of Delaware in and for New Castle County, to the Mayor, to the City Treasurer and to the City Auditor as their authority in the premises.

Passed by City Council, three-fourths of the
Members concurring herein

ATTEST: _____
City Clerk

Approved as to form

Assistant City Solicitor