AN ORDINANCE TO AMEND CHAPTERS 5 AND 34 OF THE CITY CODE TO CREATE AN ONLINE RENTAL PROPERTY REGISTRY

#0173

Sponsor:

Council
Member
Darby

WHEREAS, the purpose of this legislation is to promote the safe and healthy housing for City residents who rent, and to engage and assist landlords in complying with the City Code; and

WHEREAS, the registration of all rental dwelling units is the foundation for providing oversight of rental housing and enforcement of applicable provisions of the City Code; and

WHEREAS, City Council believes that creating an online rental property registry will reduce administrative burdens on the Department of Licenses and Inspections while increasing public confidence in rental housing oversight; and

WHEREAS, City Council deems it necessary and appropriate to amend Chapters 5 and 34 of the City Code to effectuate the aforementioned changes.

NOW, THEREFORE, THE COUNCIL OF THE CITY OF WILMINGTON HEREBY ORDAINS:

SECTION 1. Chapter 5 of the City Code is hereby amened by deleting the stricken language and adding the underlined language to read as follows:

Sec. 5-92. – Rental Dwelling Units

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(f) Every applicant for a rental business license shall, at the time of application, register on his application all rental dwelling unit(s) owned, controlled, operated, or managed by the applicant. By registering a rental dwelling unit on the business license application, an applicant, owner, or operator is certifying that said unit(s) may be properly let or rented to another under all applicable laws. All owners, operators, or lessors shall register their rental dwellings

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through the city's online rental property registry, which shall be made available on the city's official website. Failure to register all rental dwelling unit(s) on the business license application, or registering a rental dwelling unit which may not be properly let or rented to another, shall constitute grounds for denial of a business license or revocation of a business license such that the licensee may no longer conduct such business in the in the city.

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SECTION 2. Chapter 34 of the City Code is hereby amended by creating a new Section 34-67 by adding the underlined language to read as follows:

Sec. 34–67. – Online Rental Property Registry.

(a) The department of licenses and inspections shall create and maintain a publicly available Online Rental Property Registry containing the following information:

    i. Property address;

    ii. Name of licensed owner, operator, lessor, and/or registered agent;

    iii. License status (active, suspended, expired);

    iv. Record of violations (if any) within the last twenty-four (24) months; and

    v. Date of last inspection (if applicable) landlord education and resource awareness program.

(b) Owners, Operators, and Lessors of residential rental dwellings shall be required to update ownership and contact information annually or within thirty (30) days of a change.

(c) Failure to update registry information within the required timeframe shall subject owners, operators, and lessors to civil penalties as outlined in section 34-86.

SECTION 3. Chapter 34 of the City Code is hereby amended by renumbering certain reserved sections thereof by deleting the stricken language and adding in the underlined language to read as follows:

Secs. 34-~~678~~-34-85. Reserved.

SECTION 3. This Ordinance shall become effective ninety (90) days after its passage by City Council and approval by the Mayor.
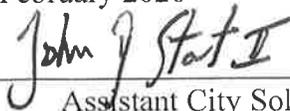
First Reading……..February 5, 2026
Second Reading….February 5, 2026
Third Reading…...

Passed by City Council,

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President of City Council

ATTEST: _____
City Clerk

Approved as to form this **4th** day
of February 2026

_John P Stat I_____
Assistant City Solicitor

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Approved this _____ day of _____ , 2026

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Mayor

SYNOPSIS: This Ordinance requires the Department of Licenses and Inspections to create an online rental property registry. It also requires owners, operators, or lessors who obtain rental dwelling business licenses to register their rental dwellings on the City's online rental property registry.

FISCAL IMPACT: