

**AN ORDINANCE TO AMEND CHAPTER 4 OF THE CITY CODE
REGARDING INSECT AND RODENT CONTROL FOR SELF-SERVICE
STORAGE FACILITIES**

#0268

Sponsor:

**Council
Member
Oliver**

WHEREAS, safe and sanitary self-service storage facilities promote the health, safety, and general welfare of the residents of the City of Wilmington.

WHEREAS, inadequate maintenance of self-service storage facilities may create conditions that attract or harbor insects, rodent, and other pests; and

WHEREAS, insect and rodent infestations may create unsanitary conditions, damage property, and adversely affect neighboring properties and the surrounding community; and

WHEREAS, establishing minimum insect and rodent control requirements for self-service storage facilities will promote sanitary conditions and reduce conditions conducive to infestations; and

WHEREAS, City Council finds that establishing insect and rodent control requirements for self-service storage facilities will serve a valid public purpose, thereby promoting sanitary conditions, preventing pest infestations, protecting surrounding properties, and safeguarding the public health, safety, and welfare of City residents.

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

SECTION 1.

Chapter 4 of the City Code is hereby amended by adding a new § 4-27, Section 117.7 to read as follows:

Sec. 117.7 Insect and Rodent Control for Self-Service Storage facilities.

- (a) General Requirement. No self-service storage facility shall be deemed to comply with the requirement of this chapter unless it is maintained in accordance with this section and all other applicable provisions of this chapter in relation to sanitation, structural maintenance, and insect and rodent control.
- (b) Definitions. The following words, terms, and phrases when used in this section, shall have the meanings ascribed to them:
- a. Self-service storage facility; is defined as real property designed and used for the purpose of renting or leasing storage units to occupants who are to have access to the space for the purpose of storing and removing personal property.
 - b. Owner; an "owner" refers to the owner, operator, lessor, or sublessor of a self-service storage facility, their agent, or any other person authorized to manage the facility or receive rent under a rental agreement.
 - c. Pest-management professional; is a person who is licensed, registered, or certified by the State of Delaware to perform pest control services.
 - d. Insect infestation; the presence of insect in sufficient number to create unsanitary conditions or damage property.
 - e. Rodent infestation; the presence of rodents, or evidence of rodents, including droppings, nests, burrows, or gnaw marks.
- (c) Responsibilities of owners and operators.
- An owner or operator shall:
- i. Inspect each storage unit for evidence of insect or rodent activity before renting the unit.
 - ii. Correct known structural or maintenance deficiencies that contribute to insect or rodent entry.
 - iii. Not rent a storage unit known or reasonably suspected to be infested with insects or rodents.
 - iv. Disclose known infestations or treatments of adjacent storage units, where applicable.
 - v. Maintain required inspection and disclosure records.
- b. Structural maintenance and insect and rodent prevention.
- An owner or operator shall:
- i. Maintain the facility in an insect and rodent resistant condition.
 - ii. Maintain the structural integrity of the building and storage units.
 - iii. Repair openings or defects that permit insect or rodent entry.
 - iv. Eliminate conditions conducive to rodent harborage.

- v. Maintain exterior grounds in a manner that minimizes insect and rodent activity.
- c. Response to suspected or confirmed infestation.
Upon receiving notice of, or otherwise discovering, a suspected or confirmed infestation, an owner or operator shall:
 - i. Investigate the reported condition.
 - ii. Inspect affected storage units and surrounding areas, as appropriate.
 - iii. Take reasonable corrective measures to prevent further infestation.
 - iv. Maintain documentation of inspections and corrective actions, where required.
- (d) Pest management services
 - a. When a pest management professional is reasonably necessary, an owner or operator shall:
 - i. Obtain the services of a licensed pest management professional
 - ii. Ensure appropriate treatment or remediation is performed
 - iii. Continue remediation until the infestation has been resolved.
- (e) Responsibilities of Occupants
 - a. General duty. An occupant shall use a storage unit in a manner that does not create or contribute to insect or rodent infestation.
 - b. An occupant shall:
 - i. Not knowingly store property infested with insects or rodents
 - ii. Maintain the storage unit in a reasonably clean condition
 - iii. Not accumulate refuse, food, or other materials that attract insects or rodents.
 - c. Reporting. An occupant shall promptly notify the owner or operator upon discovering or reasonably suspecting insect or rodent activity or structural conditions that may permit insect or rodent entry.
 - d. Cooperation during inspection or treatment. An occupant shall cooperate with reasonable inspection, treatment, and remediation efforts conducted pursuant to this section.
 - e. Occupant liability
 - i. An occupant shall be responsible for costs resulting from:
 - 1. Failing to report a known or reasonable suspected infestation.
 - 2. Failure to cooperate with reasonable inspection or remediation efforts.

3. An infestation determined by a pest management professional to have originated solely from the occupant's stored property.

f. Enforcement

- i. A violation of the section shall be subject to the enforcement provisions of this chapter.

SECTION 2. This Ordinance shall become effective immediately upon its date of passage by the City Council and approval by the Mayor.

First Reading September 3, 2026
Second Reading September 3, 2026
Third Reading

Passed by City Council,

President of City Council

ATTEST: _____
City Clerk

Approved as to form this 1st
day of September 2026.



Assistant City Solicitor

Approved this ____ day of _____, 2026.

Mayor

SYNOPSIS: This Ordinance amends Chapter 4 of the City Code to establish insect and rodent control requirements for self-service storage facilities, thereby promoting sanitary conditions, preventing pest infestations, protecting surrounding properties, and safeguarding the public health, safety, and welfare of City residents.

FISCAL IMPACT STATEMENT: