🏡 Lot Rental Assistance for Manufactured Homeowners on Leased Land Under State of Delaware Title 25, Property:

Chapter 70, Manufactured Homes and Manufactured Home Communities Act, Subchapter II. Landlord-Tenant Relationship, Part III, Landlord Obligations and Tenant Remedies, § 7022, § 7022A, § 7022B

Official Link: https://delcode.delaware.gov/title25/c070/sc02/index.html

The entire source above includes all acts enacted as of August 21, 2025, up to and including 85 Del. Laws, c. 170, 172-181. (All direct quotes from the code appear inside "double quotes" below.)

Disclaimer: This is an educational explanation as of October 28, 2025, not legal advice. When in doubt refer to the State of Delaware Landlord – Tenant Delaware Code or consult a lawyer.

📝 Lot Rental Assistance and Homeowner Benefit Levels

Communities that have 25 or more manufactured home lots are required to comply with this lot rental assistance program. Smaller communities may participate but are not required to do so by law. Any community landowner may offer benefits greater than required or extend eligibility for participation. (Always ASK what/how they can help you.)

There are **two levels of Lot Rental Assistance** for homeowners in manufactured home communities: **full benefits** or **partial benefits**.

No actual cash is given to the homeowner. Instead, benefits are offered as a **"lot rental assistance credit"** by the participating community landowner.

Both benefit levels have almost the **same eligibility requirements** for residency, age/disability, assets, and community compliance. However, the **<u>level</u>** of **full benefit** or **partial benefit** is based on total income **below 55% of the county median household income** as determined by the United States Department of Housing and Urban Development. Details about income thresholds are discussed after the eligibility requirements below.

✅ Eligibility Requirements for Lot Rental Assistance Program

To qualify for any benefits, a homeowner must meet all of the following 7 conditions AND the income threshold requirements in the next section.

1. **Age or Disability Status**
   A homeowner must meet **one** of the following:
   - "Is eligible for Social Security Disability benefits"
   - "Is eligible for Supplemental Security Income benefits"
   - "Is 62 years of age or older"

2. **Residency History**
   "...must have owned the manufactured home or resided in the home in the manufactured home community for the past 5 consecutive years..."

3. **Full-Time Residency**
   "...must reside full time and exclusively in the manufactured home... and the manufactured home must be the homeowner's only residence."

4. **Asset Limit**
   "The total liquid assets of the homeowner and all occupants do not exceed $50,000. Liquid assets include bank accounts, stocks, and bonds."

   (***One additional requirement* for *Partial Benefit Level:*** The $50,000 limit also includes "...the total amount of excess lien paydowns against the manufactured home during the previous 5 years that exceed the scheduled amortization of the lien balance."

5. **Documentation Requirement**
   "The homeowner must provide to the community owner all documentation necessary to determine eligibility for lot rental assistance, such as bank records, eligibility letters, tax returns, and brokerage statements."

6. **Community Compliance**
   "The homeowner, the occupants, and the manufactured home must be in substantial compliance with all manufactured home community rules, regulations, and standards."

7. **No Other Rental Assistance**
   "The homeowner and occupants may not be recipients of any other rental assistance funding."

✅ Income Threshold Requirements for Benefit Levels

When all the above requirements can be met, the lot rental assistance benefit level is based on the total income of the homeowner and all occupants compared to the **county median income**, as determined by the United States Department of Housing and Urban Development (HUD).

The county median income is updated annually by HUD, so you have to find that number first, or have your landowner find it for you. The **county median income levels may change for FY 2026** but have not been published yet. As of October 28, 2025, this information was available **for FY 2025** on their website at this link:
https://www.huduser.gov/portal/datasets/il/il2025/select_Geography.odn

How to Find Your County Median Income Level on that web page:

- Select the **[2025 tab]** and scroll down to **[Click Here for FY 2025 IL Documentation]** button. (IL stands for Income Limits).

- On the new page, select State as **[Delaware]**, select your **[County]**, and then click on the **[View County Calculations]** button.

- The **FY 2025 Income Limits Summary** results page will display the **county median income.** HUD uses a 4-person household for calculations, so a table of various percentages is displayed for different size families.

Requirement for Full Benefits Level - "The total income of the homeowner and all occupants is **equal to or less than 40%** of the county median income," as determined by HUD (see website link above). The full benefit lot rental assistance credit is calculated as the difference between the current lot rent and 30% of the income, so that the lot rent for an eligible homeowner does not exceed 30% of the homeowner's income.

Requirement for Partial Benefits Level (Limited Lot Rental Assistance) – "The total income of the homeowner and all occupants is **greater than 40% and below 55%** of the county median household income," as determined by HUD (see website link above). The homeowner's lot rental assistance for partial benefits is a **limit on the amount of the rent increase**, which is **calculated by reducing the homeowner's rent** as follows (from the DE Code):

(1) Multiplying the amount of the rent increase as follows:

a. If the median household income is greater than 40% and below 42%, by 24.25%.
b. If the median household income is equal to or greater than 42% and below 44%, by 38.5%.
c. If the median household income is equal to or greater than 44% and below 46%, by 52.75%.
d. If the median household income is equal to or greater than 46% and below 48%, by 67.00%.
e. If the median household income is equal to or greater than 48% and below 50%, by 81.25%.
f. If the median household income is equal to or greater than 50% and below 52%, by 85.50%.
g. If the median household income is equal to or greater than 52% and below 55%, by 95.50%.

(2) A homeowner's rent increase under this section is the greater of the amount calculated (1a through 1g) or 1.5% of the amount of the rent increase.

⚖️ Important Points:

- Any lot rental assistance credit does not actually decrease your lot rent, **just the amount that you pay**, assuming you stay incompliance with program requirements**. If you lose this lot rental assistance credit, your lot rent reverts** to what it would be otherwise, without being deemed a rent increase.

- The **benefits are not transferable** if the manufactured home is sold or the rental agreement is assigned. **Benefits can be terminated immediately for delinquent lot rent and fees,** and the homeowner would NOT be eligible for further lot rental assistance.

- “A homeowner receiving lot rental assistance credit **must notify the community owner** immediately of any substantial change in that homeowner’s **financial situation** or in the **composition of the household**.”

- “If a **homeowner intentionally misrepresents** the homeowner’s financial situation or living arrangements that would have resulted in the denial of lot rental assistance, all lot rental assistance terminates immediately, and the homeowner has an immediate obligation to reimburse all credits received under the lot rental assistance program from the point of the initial misrepresentation. A community owner may treat the amounts due and owing as a rent delinquency.”

- “A **community owner shall treat all documents and information submitted** for the lot rental assistance program **as confidential** and may not disclose the documents or information publicly or use them in any manner other than to determine eligibility under the lot rental assistance program. Any intentional public dissemination of confidential information provided under the lot rental assistance program is subject to civil relief which is reasonable and appropriate under Delaware law.”

- This article has not discussed all the details of the Lot Rental Assistance Program. All potential applicants should thoroughly read the Delaware code pertaining to this program under **Chapter 70, Sections § 7022, § 7022A, § 7022B** **https://delcode.delaware.gov/title25/c070/sc02/index.html** for additional information.

🔁 Reestablishing Eligibility

“The community owner may require the homeowner to reestablish eligibility after 1 year. The community owner shall provide the homeowner with 60 days’ written notice before the full rent is due.” The notice must comply with § 7015 of Chapter 70 and is not considered a rent increase notice under § 7051 of Chapter 70.

📢 Annual Notices and Public Meetings

“The Department of Justice shall hold at least 2 informational meetings per county each year. The meetings must be posted on the DEMHRA website.” See **https://demhra.delaware.gov**

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📝 For Questions or Help

- Talk to your community landowner about their lot rental assistance program and how to get started if you want to apply.

- Keep an open dialogue and try to resolve any disputes with your community landowner.
- If your application is denied, ask your community landowner for the reason for the denial in writing.
- Review the Title 25, Chapter 70 code, sections § 7022, § 7022A, § 7022B.
- If there is still a problem, **file a complaint online** with the Delaware office of the Manufactured Housing Ombudsman (MHO):

  https://attorneygeneral.delaware.gov/fraud/cpu/manufactured-housing-complaint

  When filing a complaint, **ask whether you should also contact** the Community Legal Aid Society, Inc. (**CLASI**), and also **give your permission to share** your complaint with CLASI.

  - **The MHO** is: Mr. Brian Eng
  - **Email**: **Manufactured.Housing@Delaware.gov**
  - **Phone:** 302-683-8800 (Fraud Division Line) or 302-683-8830
  - **Postal Mail**: Delaware Department of Justice, Office of the Manufactured Housing Ombudsperson, 820 N. French St., Wilmington, DE 19801
  - **Website**: **https://attorneygeneral.delaware.gov/fraud/cpu/manuhousing**

- Possible Help from **Community Legal Aid Society, Inc. (CLASI) if you qualify:**
  Visit the CLASI Website at: **https://declasi.org/contact-us/** **for additional information *BEFORE* you call.**

  New Castle County Office:
  302-375-0660
  800-292-7980 (toll free)

  Kent County Office:
  302-674-8500
  800-537-8383 (toll free)

  Sussex County Office:
  302-856-0038
  800-462-7070 (toll free)