

**TOWN OF FREDERICA**  
**ORDINANCE NO. 25-11**

**AN ORDINANCE AMENDING CHAPTER 314, RENTAL PROPERTIES, SUBSECTION 17, INSPECTIONS, TO AMEND THE RENTAL PROPERTY INSPECTION REQUIREMENTS AND FEES**

**WHEREAS**, the Town of Frederica has the authority to regulate rental properties to protect the health, safety, and welfare of its residents; and

**WHEREAS**, the Mayor and Council deem it necessary to amend the existing rental inspection provisions to ensure compliance, timely inspections, and cost recovery for enforcement;

**NOW, THEREFORE**, BE IT ORDAINED by the Mayor and Council of the Town of Frederica, Delaware:

**Section 1. Amendment of Chapter 314-17, Inspections.**

§314-17 shall hereby be amended by deleting the current text in its entirety. §314-17 shall read as follows:

**314-17. Inspection required, fees, enforcement.**

- A. Enforcement Authority. The Town of Frederica Code Enforcement Officer, or such other designee as the Town Council may authorize, shall have the authority to enforce the provisions of this Ordinance.
- B. Fees. All residential rental properties within the Town of Frederica shall be subject to one (1) inspection annually, to be completed no later than March 1 of each calendar year. Inspections may be performed by the Town of Frederica or by a duly authorized third-party contractor approved by the Town.
  - (a) Annual Inspection Fee. The fee for each required annual rental property inspection shall be Two Hundred Dollars (\$200.00) per unit inspected.
  - (b) Re-Inspection Fee. If a re-inspection is required due to violations noted in the initial inspection, the property owner shall pay a One Hundred Dollar (\$100.00) fee for each such re-inspection.

- C. Deadline. All required inspections must be completed no later than March 1 of each calendar year.
- D. Penalty for Non-Compliance. Any property owner who fails to complete the required inspection by March 1 shall be subject to a civil fine of Twenty-Five Dollars (\$25.00) per day for each day the property remains out of compliance, beginning March 2 and continuing until the inspection is completed.

**Section 2. Severability.**

If any section, subsection, clause, or provision of this Ordinance shall be found invalid, the remainder shall not be affected thereby and shall remain in full force and effect.

**Section 3. Effective Date.**

This Ordinance shall take effect thirty days from and after its approval by Council.

**Section 4. Repealer:**

All ordinances and parts of ordinances inconsistent with the provisions of this Ordinance are hereby repealed.

**ORDAINED AND ENACTED INTO THE LAW** by a majority vote of the Council Members present at a regular session of Frederica, Delaware Town Council on this 3<sup>rd</sup> day of September, 2025.

First Reading: August 20, 2025

Public Hearing & Second Reading: September 3, 2025

Published: October 3, 2025

William C. Glander

William C. Glander,  
Mayor

I hereby certify that the foregoing is a true and correct copy of the Ordinance passed by the Town Council at its meeting on September 3, 2025 2025 at which meeting a quorum was present and voting throughout that the same is still in full force and effect.

Joseph Foul  
Clerk

**SYNOPSIS:**

This Ordinance amends §314-17 relating to rental inspections.