

# DELAWARE BED BUG DISCLOSURE

I, the landlord, have visually inspected the property located at the address mentioned below for any evidence of bed bugs, which may be indicated by the presence of living bed bugs, bed bug carapaces, eggs, or egg casings, or brownish or blood spotting on linens, mattresses, or furniture.

- Property Address: \_\_\_\_\_
- Date of Inspection: \_\_\_\_\_
- Inspected By: \_\_\_\_\_

## LANDLORD'S DISCLOSURE

(check one)

- **Property Has No Bed Bugs.**
- **Property is Infested with Bed Bugs.**

(check one)

- **Adjacent Property Has No Bed Bugs.**
- **Adjacent Property is Infested or Being Treated for Bed Bugs.**
  - Where is/are the affected unit(s)? \_\_\_\_\_.
  - Actions taken: \_\_\_\_\_.

I, the landlord, confirm that the information provided herein is true and accurate to the best of my knowledge.

**Landlord's Signature:** \_\_\_\_\_ **Date:** \_\_\_\_\_  
**Print Name:** \_\_\_\_\_

## TENANT'S ACCEPTANCE

I, the tenant, accept receipt of this disclosure form and the information provided regarding the bed bug inspection and current infestation status.

**Tenant's Signature:** \_\_\_\_\_ **Date:** \_\_\_\_\_  
**Print Name:** \_\_\_\_\_

## STATE LAWS - BED BUG INFESTATIONS

It is illegal under State law to rent a property that is infested with bed bugs. Therefore, if a tenant notifies the landlord of a suspected bed bug infestation, the landlord shall:

1. **Acknowledge the Complaint.** Such acknowledgment must be within 120 hours of being notified.
2. **Inspection/Investigatory Services:** Obtain services from a pest professional within 120 hours of notification.
3. **Remedial Services.** Provide services from a pest management professional within 14 days of notification.
4. **Adjacent Unit Inspection.** Inspect adjacent units within 5 days of the initial report.
5. **Notice to Tenant.** Provide notice in advance of entering the residence for inspection or remediation. Also, notify tenants of the pest management professional's activity within 120 hours of receipt.
6. **Record Keeping.** Maintain records of all complaints and control measures for at least 2 years.
7. **Costs.** The landlord is responsible for the costs of getting rid of bed bugs within the first 60 days of the tenant's occupancy and within 30 days if bed bugs are found in an adjacent unit. Both parties share the costs of a bed bug remediation after 60 days of occupancy and an adjacent unit is not found to have had bed bugs in the past 30 days.

The tenant agrees to not knowingly bring furniture or items that could potentially be infested with bed bugs. In addition, the tenant agrees to make every effort to minimize such an infestation.

This form complies with § 5317 of the Delaware Code regarding landlord and tenant obligations related to bed bug infestations. Upon acceptance by the tenant, the landlord has fulfilled their duties under this statute.