



EXECUTIVE ORDER 2018-11

WHEREAS, 9 Del. C. § 330 provides the New Castle County Government with general powers and duties to direct, manage and control its business and finances; and

WHEREAS, 9 Del. C. § 1116 requires the New Castle County Executive see that the duties and responsibilities of the executive and administrative agencies of the County are properly performed and that the work of the county offices, departments, and agencies is properly coordinated; and

WHEREAS, New Castle County has taken several steps, including Executive Order 2017-6, to ensure that a struggling residential homeowner does not lose his or her home through the commencement of the monitions process; and

WHEREAS, New Castle County has taken several steps, including Executive Orders 2017-7 and 2018-5, to address the problems created by vacant and abandoned properties; and

WHEREAS, owners of commercial properties and owners of multiple residential properties who disregard their obligations to pay taxes, charges and fees and/or to maintain their properties in accordance with the *New Castle County Property Maintenance Code* cause a drain on County resources and jeopardize the health, safety and welfare of the residents of New Castle County; and

WHEREAS, in such cases, it is necessary for the Chief Financial Officer, in his or her judgment, to take appropriate action, including invoking the monitions process, in order to address the financial strain and/or hazards caused by problem commercial and residential property owners.

THEREFORE, I, the County Executive, direct that the following policy be implemented:

1. When the Chief Financial Officer, or his or her designee, determines that an owner of one (1) or more commercial properties or two (2) or more residential properties displays a disregard for his or her obligations to pay taxes, sewer charges and fees and/or maintain his or her properties in accordance with the *New Castle County Property Maintenance Code*, and if the owner fails to promptly cure all outstanding obligations and/or violations after notice from New Castle County, the Chief Financial Officer, or his or her designee, is authorized to request the commencement of legal action, including the monition process, against any or all of properties of the problem property owner.
2. Any monitions commenced pursuant to this Executive Order are not subject to any of the provisions or processes established by Executive Orders 2017-6, 2017-7, or 2018-5.
3. This Executive Order shall become enforceable immediately upon signature by the New Castle County Executive. This Executive Order will remain in effect until and unless rescinded by subsequent order of the New Castle County Executive.

A handwritten signature in blue ink, appearing to read "M. Meyer", is written over a horizontal line.

Matthew Meyer
New Castle County Executive

July 31, 2018
Date