



**153rd GENERAL ASSEMBLY
FISCAL NOTE**

BILL:	HOUSE BILL NO. 469
SPONSOR:	Representative Hilovsky
DESCRIPTION:	AN ACT TO AMEND TITLE 29 OF THE DELAWARE CODE IN REGARD TO THE OFFICE OF THE COMMON INTEREST COMMUNITY OMBUDSPERSON.

Assumptions:

1. This Act becomes effective on January 1, 2027, following signature by the Governor.
2. This Act requires the Common Interest Community Ombudsperson to appoint one Deputy Ombudsperson in each county. The Deputy Ombudspersons shall serve as the primary local contact for unit owners, common interest communities, and declarants seeking information, guidance, or assistance regarding their rights and obligations under this chapter.
3. The Department of Justice (DOJ) estimates it would require an additional 3.0 FTE, Legal Assistant III positions to meet the requirements of this Act. The estimated costs for Fiscal Year 2027 are as follows:
 - a. Recurring Costs – \$145,856
 - i. \$141,116 in Fiscal Year 2027 personnel costs (six months of funding), including OECs (at a rate of 33.41%), for 3.0 FTE, Legal Assistant III positions.
 - ii. \$4,740 estimated annual costs associated with technology-related operating costs.
 - b. One-Time Costs – \$21,900
 - i. \$21,900 in supplies for equipment, computers, and other supply startup costs for 3.0 FTE positions added in Fiscal Year 2027.
4. This Act establishes the Common Interest Community Ombudsperson Fund, to be administered by the Ombudsperson under the oversight of the Controller General. Because the nature and extent of the Controller General’s oversight responsibilities are not specified in the Act, the fiscal impact on the Controller General’s Office is indeterminable at this time. Depending on the scope of those responsibilities, implementation could require additional personnel, administrative support, or technology resources.
5. Lastly, the Fiscal Year 2027 personnel costs have been estimated for six months of funding, with the annualization of the remaining six months incorporated into the subsequent year estimates. Additionally, a 2% inflation cost has been included for projected increases in salary and OECs.

Cost:

	One-Time	Operating/Recurring
Fiscal Year 2027:	\$21,900	\$145,856
Fiscal Year 2028:		\$292,617
Fiscal Year 2029:		\$298,374