TALL PINES CAMPGROUND
Procedures for Selling Your RV On Site

If you are planning to sell your RV to remain on site, you must first complete an Intent to Sell form and submit it to the office. This form is available on our website or in the office.
All prospective RV / Park Model listings must be reported to the office and approved for sale before the listing goes public.

A site inspection is required for all prospective RV / Park Model sales to ensure that the site and RV comply with the rules and regulations of Tall Pines Campground as well as Sussex County Code. Any violations must be addressed before the sale can proceed. Please be aware that any structures or site improvements made without management approval and the appropriate building permits must be removed from the site. At their discretion, Tall Pines has the right to request that a license agreement holder (Licensee) have their RV/Park Model inspected both EXTERIOR and INTERIOR. Interior inspections are at the Licensee/Owner's expense prior to listing a unit for sale to determine that the RV meets the park standards (Appearance/structural/etc.) A copy of the interior inspection report must be brought to the Tall Pine Management Office for approval. **Exterior site inspections are valid for six (6) months from date of inspection**. **Interior site inspections are valid for one (1) year from date of inspection.**

If an RV is not approved for resale, the RV needs to removed or demolished on site at the Licensee/Owner's Expense.

You must have a copy of the title listed in your name on file in the Office and your account must be current. If you do not have a copy of the title on file, you will need to provide us with one before listing the RV.

Potential buyers must complete a Residency Application which includes a credit and background check. This process can take up to 5 days. Once the application is approved, the buyer will receive an Approval Letter via email, outlining the steps they need to take before the transfer. These steps include providing proof of liability insurance for the site, along with proof of transferring the electric service provided by Delaware Electric Coop into their name.

No sale or transfer of ownership can take place until the Potential Buyer is approved, and the required documentation is received by the office.

Currently, a scheduled appointment is required for the new buyers to sign their License Agreement. You can then proceed with the sale and transfer of your RV. There will be a $200 Transfer fee (to be paid by the new owners) due at the License Agreement signing. Once the title is transferred into the buyers' names, they must provide the office with a copy for their resident file.

Please feel free to contact the management office if you have any questions. 302-684-0300.

Revised 8/18/2026

NOTICE OF INTENT TO SELL RV TO REMAIN ON SITE

Date _____ Site# _____

Resident(s): _____

Pursuant to the rules and regulations of the campground, I/We hereby notify Tall Pines Management of our intent to sell our RV located at the site indicated above. I understand that I/We must inform the Tall Pines office of any potential buyers. All potential buyers must submit an application for residency and receive approval from Tall Pines before the sale can be finalized and ownership transferred.

At their discretion, Tall Pines has the right to request that a license agreement holder (Licensee) have their RV/Park Model inspected both EXTERIOR and INTERIOR. Interior inspections are at the Licensee / Owner's expense prior to listing a unit for sale to determine that the RV meets the park standards (Appearance/structural/etc.) A copy of the interior inspection report must be brought to the Tall Pine Management Office for approval.

Exterior Inspections are valid for six (6) months from the date of inspection and Interior inspections are valid for one (1) year from date of inspection.

Before I can list my RV for sale, I need to ensure that a copy of the title in my name is on file in the office and my account is current before the transfer can take place. Once the sale is complete, I will return my gate and pool passes.

Please note: Any "Grandfathered" construction will lose its status if there is a change to the RV currently on site, or if a sale/transfer occurs. Additionally, any structures or site improvements built without management approval and proper building permits must be removed from the site.

Please allow up to 5 days for the results of the RV site inspection by Tall Pines.. Interior inspections if required are based on scheduling with an outside inspection service.

Lessee:_____Date: _____

Lessee:_____Date: _____

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TALL PINES CAMPGROUND RESORT

RV INSPECTION REPORT FOR SALE / TRANSFER ON SITE

Resident Name: _____ Site # _____

Inspection Date Exterior: _____Inspected By: _____

EXTERIOR SITE INSPECTIONS ARE VALID FOR SIX (6) MONTHS FROM THE DATE OF INSPECTION.

Notes:_____

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IF REQUIRED, A COPY OF THE INTERIOR INSPECTION REPORT MUST BE ATTACHED

INTERIOR RV INSPECTIONS ARE VALID FOR ONE (1) YEAR FROM THE DATE OF INSPECTION AND ARE AT THE LICENSEE / OWNER'S EXPENSE IF REQUIRED.

TALL PINES CAMPGROUND MANAGEMENT OFFICE

Revised 8/18/2026