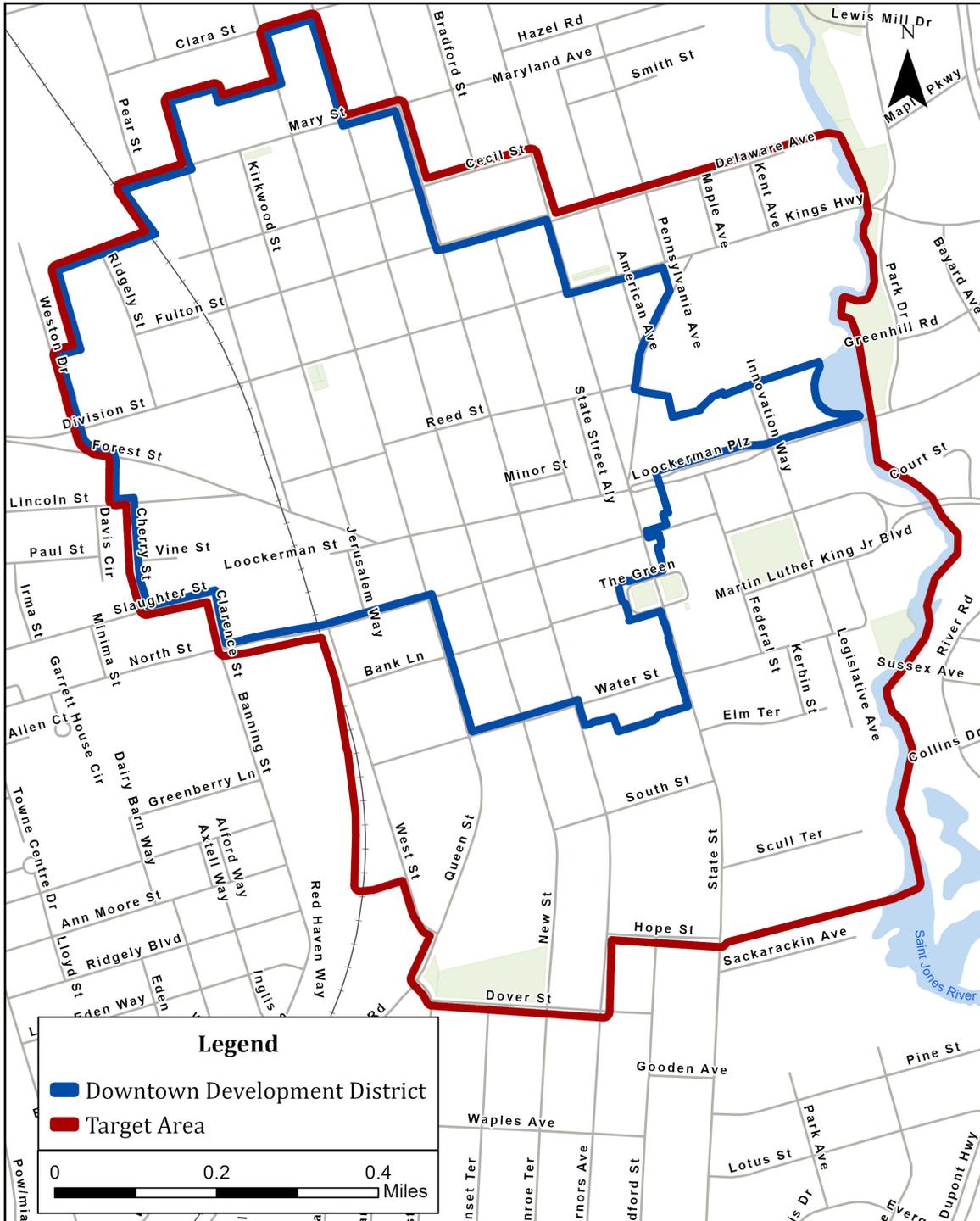


City of Dover, DE Downtown Redevelopment Incentives



Adopted February 24, 2025



What Projects are Eligible for Incentives?

Projects will be eligible for incentives if they meet the following criteria:

- Are new construction or renovation projects.
- Are located within the **Target Area** (outlined in **red** on the map) or **Downtown Development District** (outlined in **blue** on the map). The Downtown Development District is included in the Target Area.
- Exceed \$5,000 fair market value in terms of the materials used and the labor to be performed.

Tax-exempt properties are **not** eligible for these incentives, except as specified in Appendix C. Incentive Applications must be filed prior to applying for a Building Permit.

Incentives Available in the Target Area and Downtown Development District:

Permit Fee Waivers - Waiver of Building, Plumbing, Mechanical & Fire Protection Permit fees. (Sign Permit fees are not eligible.)

Impact Fee Waivers - Waiver of City Water & Wastewater (Sewer) Impact Fees. (Kent County Impact Fees are not waived by this program.)

Property Tax Abatements - 10-year abatement of City property tax on the value of improvements.

Additional Incentives Available in the Downtown Development District:

Business License Fee Waivers - For new businesses or businesses that expand or relocate to the Downtown Development District, City of Dover Business License Fees will be waived for three years. All businesses are required to obtain a City of Dover Business License, but no fee will be charged.

Transfer Tax Rebates - For properties that transfer on or after March 1, 2015, the property owner will be eligible for a rebate of the buyer's portion of the Real Estate Transfer Tax paid to the City of Dover upon issuance of a Certificate of Occupancy, provided that a Certificate of Occupancy is issued for improvements to the property within five years of the payment of the Real Estate Transfer Tax.

Additional Incentives Available

Contact 302-678-2940 or visit <https://downtowndoverpartnership.com> for more information about their additional incentives.

See Dover Code, Appendix C - Downtown Redevelopment for more detail about the incentives for downtown redevelopment or visit https://library.municode.com/de/dover/codes/code_of_ordinances?nodeId=PTIICOOR_APXCDORE

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