CITY OF DOVER PROPOSED ORDINANCE #2010-01

BE IT ORDAINED BY THE MAYOR AND COUNCIL OF THE CITY OF DOVER, IN COUNCIL MET:

That Chapter 102 – Taxation, Article I - In General, Section 102-1 - Valuation and Assessment, be amended by inserting the text indicated in bold, blue, italics and deleting the text indicated in red strikeout as follows:

Sec. 102-1. Valuation and assessment.

Section 47 of the Charter provides that an impartial valuation and assessment of all real property within the city shall be conducted by the city assessor every third year. The council may also direct that in lieu of the reassessment and valuation by the city assessor, such reassessment and valuation may be done by an outside appraiser chosen by the council. Pursuant to section 47 of the Charter, commencing with the year 2010 and every ninth year thereafter, the valuation and assessment of all real property shall be conducted by an outside appraiser chosen by the council. All property shall be valued as to its status; as of its ownership; and as of its current market value as of the January 1st assessment date~~*; except if improvements are not deemed by the assessor to be complete; property shall be partially valued if construction has ceased for 90 days as of the January 1st assessment date*~~.

ADOPTED: *

SYNOPSIS

The proposed ordinance amendment provides language that property shall be valued as to its status; as of its ownership; and as of its current market value.

Actions History
January 10, 2011 - Scheduled for Consideration by Legislative, Finance, and Administration Committee
January 11, 2010 - Legislative, Finance, and Administration Committee Referred Back to Staff to Work with Real Estate Community

Draft

CITY OF DOVER PROPOSED ORDINANCE #2011-02

BE IT ORDAINED BY THE MAYOR AND COUNCIL OF THE CITY OF DOVER, IN COUNCIL MET:

That Chapter 102 - Taxation, Article IV - Abatement of Real Estate Taxes, be amended by inserting a new Section 102-117 - Construction of new facility, as follows:

Sec. 102-117. Construction of new facility.

(a) Tax abatement benefit. During the construction of a new facility or an expanded facility, meaning after the issuance of a building permit and prior to the issuance of a Certificate of Occupancy, improvements less than one hundred percent (100%) complete by January 1 shall be eligible for an abatement of City real estate taxes.

(b) Application. Eligibility.

(1) Separate application under this subsection shall be submitted to the Office of the Assessor pursuant to the requirements of § 102-114(a) no later than thirty days after notice of eligibility is issued.

(2) Applicants must certify that they are in good standing pursuant to § 1-13 of the City Code. All construction must be active at the time of application.

(c) Limitation on applicability.

(1) Abatement under this subsection may not exceed a period of 12 months.

(2) Notwithstanding other provisions of this subsection, the abatement period may, at the discretion of the Assessor, be extended for a period not to exceed an additional 12 months for good cause shown. Good cause includes, but is not limited to, increase in the scope of the project, acts of nature, and, as long as no party with control of the new facility is at fault: fire, or vandalism. Abandonment of a project shall not be good cause.

(d) Right to appeal. Any aggrieved taxpayer shall have the right to appeal the decision of the Assessor to the City Council. Appeals must be filed with the Council not more than ten (10) days after the date the written decision of the Assessor is issued.

ADOPTED: *

SYNOPSIS

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Actions History

January 10, 2011 - Scheduled for Consideration by Legislative, Finance, and Administration Committee

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