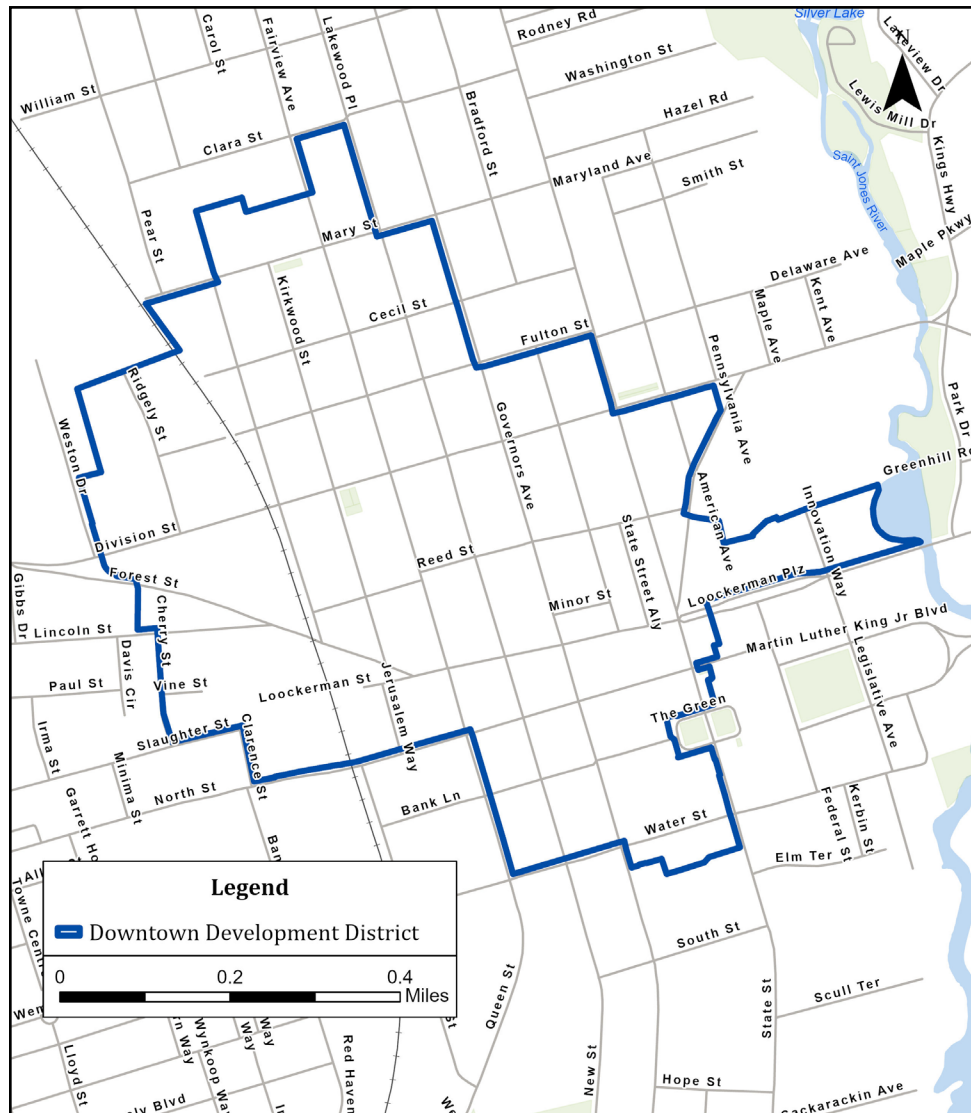


# City of Dover, DE Downtown Development District Program Overview



*Adopted February 24, 2025*

## Dover's Downtown Development District

On January 11, 2015, Governor Jack Markell announced he had selected Dover as a Downtown Development District. On August 20, 2024, Governor John Carney extended Dover's Downtown Development District Designation through January 2030. The goals of the program, as established in the Downtown Development Districts Act of 2014, are to:

- Spur private capital investment;
- Stimulate job growth and improve commercial vitality;
- Help build a stable community of long term residents; and
- Assist municipalities in strengthening neighborhoods while harnessing the attraction that vibrant downtowns hold for talented people, innovative small businesses, and residents from all walks of life.

## How to Participate

Construction projects and new businesses within Dover's Downtown Development District (see map on other side) may qualify for a variety of incentives from sponsoring agencies, including the State of Delaware, the City of Dover, and the Downtown Dover Partnership. Not all projects are eligible for all incentives. To make sure you know which incentives apply to your project, contact the administering agency or the Dover Planning Office at (302) 736-7196 or [DoverDDD@dover.de.us](mailto:DoverDDD@dover.de.us). For the City of Dover local incentive application visit <https://evogov.s3.amazonaws.com/media/27/media/13253.pdf>. For more information about the State's Downtown Development District Program visit <https://www.stateplanning.delaware.gov/ddd>.

## Incentives by Sponsoring Agencies

### State of Delaware

#### *Downtown Development District Rebates*

- Administered by Delaware State Housing Authority
- Up to 20% cash rebate for qualifying construction projects (capped at \$1 million per property)
- For more information visit <https://www.destatehousing.com/build/ddd-program/>
- Call (302) 739-4263 for more information.

#### *State Historic Preservation Tax Credits*

- Administered by the Division of Historical and Cultural Affairs
- Assist with the preservation and rehabilitation of historic buildings
- For more information visit <https://history.delaware.gov/preservation/taxcredit/> or call (302) 739-7400.

### Downtown Dover Partnership

- The DDP also administers programs to help business owners. For more information contact the DDP at (302) 678-2940 or visit <https://www.downtowndoverpartnership.com/>.

### City of Dover

- Waiver of City Water and Wastewater Impact Fees
- Waiver of Building Permit Fees
- Abatement of property taxes on the value of improvements
- Waiver of new Business License fees for three years
- Rebate of buyer's City Transfer Tax when Certificate of Occupancy is issued within five years of property transfer
- Transfer Tax waiver for owner-occupied homes for first-time buyers
- Abatement of property taxes for owner-occupied homes
- Historic Property Tax Credits for restoration of building exterior
- For more information visit <https://www.cityof-dover.com/Dovers-Downtown-Development-District-210248/>.
- Call the Dover Planning Office at (302) 736-7196 or email [DoverDDD@dover.de.us](mailto:DoverDDD@dover.de.us) with questions.



### Department of Planning & Inspections

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