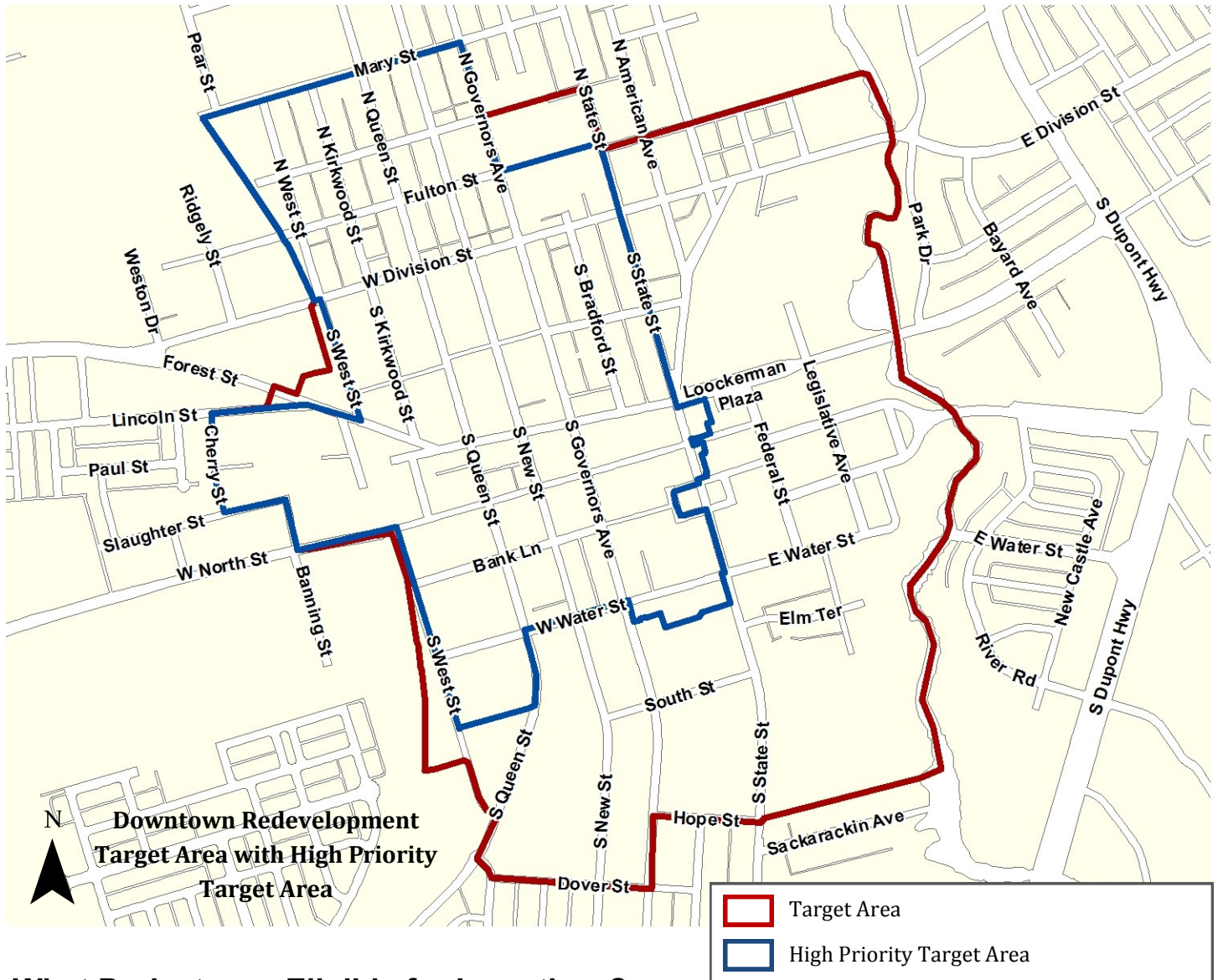


City of Dover

Downtown Redevelopment Incentives



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 **Downtown Redevelopment Target Area** (outlined in **red** on the above map) or **Downtown Redevelopment High Priority Target Area** (outlined in **blue** on the above map). The High Priority Target Area is included within the Target Area.
- ◆ Exceed \$15,000 fair market value in terms of the materials used and the labor to be performed.

Tax-exempt properties are not eligible for these incentives.

Incentives Available in the Target Area

Permit Fee Waivers- Waiver of Building, Plumbing, Mechanical & Fire Protection Permit fees.

Impact Fee Waivers- Waiver of City Sewer and Water Impact Fees.

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

Incentives Available in the High Priority Target Area (HPTA)

Business License Fee Waivers- For new businesses or businesses that expand or relocate to the HPTA on or after March 1, 2015, 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.

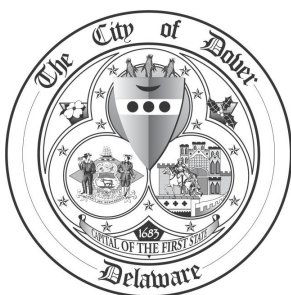
Additional Incentives Available through the Downtown Dover Partnership

For the Entire Target Area- Façade Improvement Grants are available to help business owners improve their storefronts.

For the High Priority Target Area- The Downtown Dover Partnership will reimburse architectural expenses up to \$5,000 for new or expanded businesses.

For more information, contact the Downtown Dover Partnership at (302) 678-2940.

In order to qualify for any of these Incentives the applicant and property owner must be current on City of Dover tax and utility accounts and any other obligations owed to the City. If an applicant or property owner becomes delinquent after Incentives have been granted, those Incentives that have not yet been received may be revoked.



Department of Planning & Inspections

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