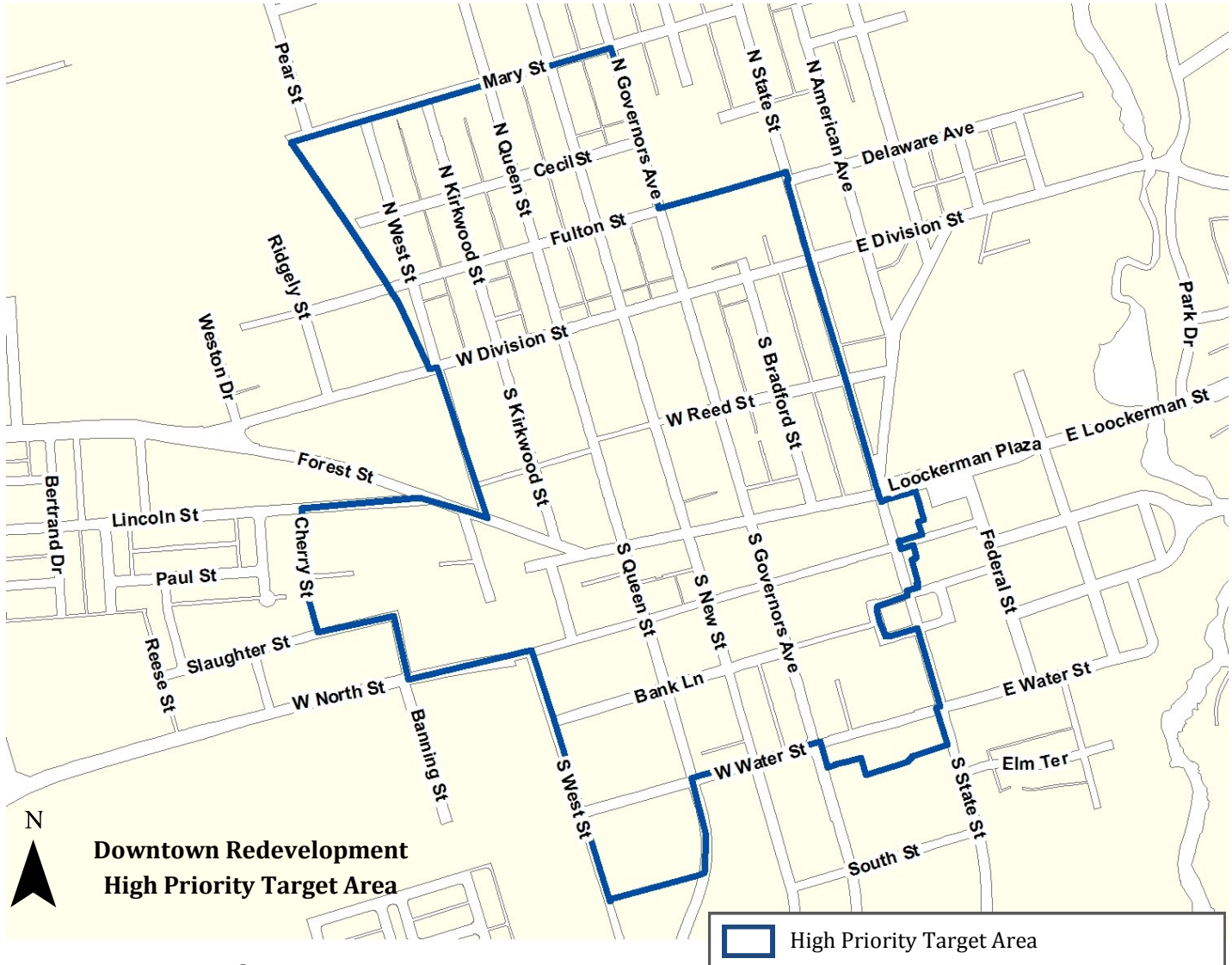


# City of Dover

## Downtown Homeownership Incentives



### Who is Eligible?

Any person will be eligible if they are purchasing residential real property, in which they will reside, within the ***Downtown Redevelopment High Priority Target Area***, shown on the above map.

### Requirements

- ♦ The homeowner is required to occupy the home as their principal place of residence during the entire four years that the taxes are abated.
- ♦ If the property ceases to be the owner's principal place of residence at any time during the four-year period of abatement, then they shall lose their right of abatement. The homeowner is required to notify the City Clerk of the lack of qualification for the abatement and within 90 days from the date the qualification ceases, pay all taxes abated in the past.

## How to Obtain the Tax Abatement

- ♦ The homeowner must make application by affidavit submitted to the City Clerk showing qualification for the abatement.
- ♦ Each year thereafter, submit a similar affidavit showing their continued right to the abatement.

## Real Estate Tax Relief

Eligible persons shall be given tax relief from the payment of City real estate taxes in the following manner:

1 <sup>st</sup> year of owner occupancy	100% reduction of taxes
2 <sup>nd</sup> year of owner occupancy	75% reduction of taxes
3 <sup>rd</sup> year of owner occupancy	50% reduction of taxes
4 <sup>th</sup> year of owner occupancy	25% reduction of taxes
5 <sup>th</sup> year of owner occupancy	0% reduction of taxes

## First Time Homebuyer Exemption

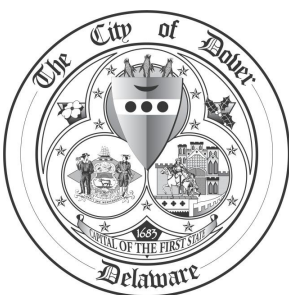
First time homebuyers are eligible for a transfer tax exemption citywide if they use the property as their principal residence. Council shall have the right to deny this exemption to any property owner where the sale and purchase appears to be done fraudulently to take advantage of the realty transfer tax exemption ordinance.

For property located within the ***Downtown Redevelopment High Priority Target Area***, the seller will also receive an exemption from their portion of the transfer tax if they sell to a first time homebuyer.

## Dover First Start

First time homebuyers in Dover's downtown may also be eligible for downpayment assistance through the Dover First Start program. For more information, contact the Community Development Office at (302) 736-7175.

***First time homebuyer means a natural person who has at no time held an interest in residential real estate, wherever located, and which has been occupied as their principal residence, and who intends to occupy the property being conveyed as his principal residence within 90 days following recordation of the deed.***



### **Department of Planning & Inspections**

Dover City Hall  
15 Loockerman Plaza  
Dover, DE 19901  
Phone: 302-736-7196  
Fax: 302-736-4217  
<http://www.cityofdover.com/Planning-and-Inspections/>

### **Tax Assessors Office**

P.O. Box 7100  
Dover, DE 19903  
Phone: 302-736-7022