

WHAT PROJECTS ARE INELIGIBLE?

An otherwise eligible project is Ineligible for redevelopment incentives if:

- ◆ Issuance of the certificate of occupancy or the completion and finalization of the building permit occurs before the application for redevelopment incentives is received;
- ◆ Construction or renovation commenced prior to the issuance of a building permit by the City of Dover
- ◆ Applications for incentives provided in this ordinance or subject to the provisions in Chapter 1— General Provisions, Section 1-13—Denial of permits or approvals for failure to comply with requirements for payment, actions or filings.

APPEALS

Applicants denied redevelopment incentives shall have the right to appeal the decision to the city council within 30 days from the date of mailing of the formal notification. Such appeal shall be in writing, signed by the owner of the property in question, and filed with the city clerk.



City of Dover Incentive Program

**For
Commercial &
Industrial
Building
Redevelopment**

For more Information:
Economic Development Office
City Hall, 15 Loockerman Plaza
Dover DE 19901

**Phone: 302-678-4858
Fax: 302-736-7002
www.cityofdover.com**

City of Dover Commercial Building Incentives

WHY INCENTIVES?

To promote business growth and reutilization of vacant commercial buildings along the city's principal commercial corridors.

WHAT PROJECTS ARE ELIGIBLE?

The renovation and establishment of a business in an existing commercial or industrial building or tenant space:

- ♦ Minimum of 5,000 square feet of floor area;
- ♦ Fair Market Value of the materials to be used in and the labor to be performed on the project exceeds the sum of \$15,000;
- ♦ Commercial, industrial, or office use;
- ♦ Establishment of a new business is proposed; and
- ♦ Conforms to the intent of Appendix E Dover Code Commercial and Industrial Building Redevelopment
- ♦ Construction or renovation of accessory buildings as defined in Appendix B-Zoning, Article 12 of the Dover Code of Ordinances is not eligible for redevelopment incentives.

ELIGIBILITY...(continued)

- ♦ Construction or renovation which constitutes ordinary replacement or routine maintenance does not qualify as an eligible project.
- ♦ Construction of new buildings does not qualify as an eligible project.

INCENTIVES

Renovations meeting the eligibility requirements shall be eligible for the following incentives:

Waiver of Fees

- ♦ *Partial waiver of permit fees* Fifty percent of the fees for building, plumbing, mechanical, and fire protection permits shall be waived. Sign permit fees shall **not be waived**.
- ♦ *Partial waiver of impact fees* For projects where renovation will constitute an increase in equivalent dwelling units (EDU's) and require payment of impact fees, fifty percent of the City's portion of the water and sewer impact fees shall be waived. The Kent County impact fees and administrative charges shall not be waived.

INCENTIVES...(continued)

Tax Abatement

- ♦ Eligible projects shall receive property tax waivers for improvements to properties made in accordance with the intent of this ordinance for a period of time not to exceed ten years from the date of the making of the improvements.
- ♦ The ten-year period will commence with the date of issuance of the building permit. The property tax waiver shall apply only to the improvements and not to the property value assessed prior to the improvements.

HOW TO APPLY

Contact the Economic Development Office for the Application Form - 302-678-2940 or online at www.cityofdover.com.

HOW ARE PROJECTS APPROVED?

The Economic Development Office staff will review applications for redevelopment incentives. Applicants will be notified in writing of the action taken on their applications.