



## Dover's Downtown Development District

On Sunday January 11, 2015 Governor Jack Markell announced he had selected, Dover as a Downtown Development District. Established in the Downtown Development Districts Act of 2014, Downtown Development Districts are designed to:

- Spur private capital investment;
- Stimulate job growth and improve the 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.

Construction projects and new businesses within Dover's Downtown Development District (referred to in City Code as the **High Priority Target Area**) may qualify for a variety of incentives from the State of Delaware, Kent County, the City of Dover, and the Downtown Dover Partnership.

## State of Delaware

### Downtown Development District Grants

- ◆ Administered by Delaware State Housing Authority.
- ◆ Up to 20% cash rebate for qualifying construction projects (capped at \$1 million/ property).
- ◆ [http://www.destatehousing.com/Developers/dv\\_ddd.php](http://www.destatehousing.com/Developers/dv_ddd.php)
- ◆ For questions call (302) 739-4263.

### State Historic Preservation Tax Credits

- ◆ Administered by the Division of Historical and Cultural Affairs.
- ◆ Assists with the preservation and rehabilitation of historic buildings.
- ◆ <http://history.delaware.gov/preservation/taxcredit.shtml>
- ◆ For questions call (302) 739-7400.

## Sustainable Energy Utility

### Expanded Home Performance with Energy Star Program to include:

- ◆ Energy Audits for \$50 (normally they are \$200).
- ◆ High rebates for energy efficiency improvements.
- ◆ Include Commercial Units less 2,500 S.F. in mixed-use buildings where residential units are being audited.
- ◆ For information, call 1-877-524-1337.

## City of Dover Incentives

### Business License Fee Waiver

- ◆ For new businesses or businesses that expand or relocate to the HPTA on or after March 1, 2015, City of Dover Business License Fee waiver for three years.
- ◆ All businesses are required to obtain a City of Dover Business License, but the fee for the license will be waived.

### Transfer Tax Rebate

- ◆ For properties that transfer on or after March 1, 2015, the property owner shall be eligible for a rebate of the buyer's portion of the real estate transfer tax 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.

### Permit Fee Waivers

- ◆ Waiver of building, plumbing, mechanical & fire protection permit fees.

### Impact Fee Waiver

- ◆ Waiver of City sewer and water impact fees.

## City of Dover Incentives, cont'd

### Property Tax Abatement

- ◆ 10-year abatement of property tax on the value of improvements.
- ◆ 10-year period begins with issuance of the building permit.

### Additional City of Dover Incentives

- ◆ Homeownership Incentives.
- ◆ Tax Credit for Historic Properties.

## Kent County Incentives

- ◆ Kent County will match the State's Downtown Development District grant, up to \$10,000.
- ◆ Contact Kent County Economic Development at (302) 678-3028.

## Downtown Dover

### Partnership Incentives

- ◆ Façade Improvement Matching Grants to help business owners improve their storefronts.
- ◆ DDP will reimburse architectural expenses up to \$5,000 for new or expanded businesses in the HPTA.
- ◆ For more information, contact the Downtown Dover Partnership at (302) 678-2940.