



Ordinance 685

AN ORDINANCE ESTABLISHING THE MUNICIPAL PROPERTY TAX CLASSIFICATION OF APARTMENT COMPLEX

Sponsored By: Mayor and Council

First and Second Reading: August 14, 2025

Results: Passed 6 In Favor, 1 Absent

Third and Final Reading: September 11, 2025

Results:

ORDINANCE 685

AN ORDINANCE ESTABLISHING THE MUNICIPAL PROPERTY TAX CLASSISIFCATION OF APARTMENT COMPLEX

WHEREAS, the Town of Elsmere adopts the New Castle County property assessment records for properties located within the Town of Elsmere for municipal purposes; and

WHEREAS, the Mayor and Council have determined that there is a need to create a tax rate specific to the property classification to be defined as Apartment Complex by New Castle County; and

WHEREAS, New Castle County defines Apartment Complex as multi-family dwellings, buildings with more than two dwelling units, as defined in Delaware's State Housing Code, within residential zoning districts.

NOW, THEREFORE, BE IT ORDAINED BY THE MAYOR AND COUNCIL OF THE TOWN OF ELSMERE, AS FOLLOWS:

That a new property tax classification of Apartment Complex as defined by New Castle County and Delaware's State Housing Code is hereby adopted as a property classification in the Town of Elsmere; and

That the municipal property tax for Apartment Complexes in the Town of Elsmere shall be set annually by resolution

**ORDAINED BY THE MAYOR AND COUNCIL OF THE TOWN OF ELSMERE,
THIS 11th DAY OF SEPTEMBER 2025.**

First and Second Reading
August 14, 2025

Third and Final Reading
September 11, 2025

Joann I. Personti, Mayor

Jane McDaniel, Secretary

Approved as to form:

Town Solicitor

SYNOPSIS

This Ordinance establishes the property tax classification of apartment complex as defined herein.

FISCAL IMPACT

The Fiscal Impact is determined by the adopted New Castle County Assessment values in conjunction with the tax rate set forth by the Mayor and Council. Therefore, the fiscal impact varies.