Ordinance 689

AN ORDINANCE AMENDING SECTION 204-11 OF THE TOWN CODE OF ELSMERE TO REVISE THE SENIOR CITIZEN AND DISABLED PROPERTY TAX EXEMPTION

Sponsored By: Mayor and Council

First and Second Reading: June 11, 2026 Council Meeting

Results: **Passed** **7 In Favor, 0 Opposed**

Third and Final Reading: July 9, 2026 Council Meeting

Results: **Passed** **5 In Favor, 0 Opposed, 2 Absent**

Ordinance 689

AN ORDINANCE AMENDING SECTION 204-11 OF THE TOWN CODE OF ELSMERE TO REVISE THE SENIOR CITIZEN AND DISABLED PROPERTY TAX EXEMPTION

WHEREAS, the Town of Elsmere provides property tax relief for qualifying senior citizens and disabled residents; and

WHEREAS, the Mayor and Council find it appropriate to revise the exemption structure to better align with current property values and financial considerations of eligible residents; and

WHEREAS, the proposed amendment establishes a proportional exemption based on assessed value while maintaining a reasonable cap to ensure fiscal sustainability;

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

That Section 204-11 of the Code of the Town of Elsmere be amended as follows:

1. **Removal:** The phrase

   "to exemption from taxation on such real property to assessed valuation not to exceed $197,794.50 in aggregate"
   is hereby deleted in its entirety.

2. **Replacement:** The existing exemption provision is replaced with the following:

   "The exemption shall apply to no more than seventy-five percent (75%) of the property's assessed value, with a maximum exemption not to exceed $150,000 of assessed value."

First and Second Reading
June 11, 2026

Joann Personti, Mayor

Third and Final Reading
July 9, 2026

Jane McDaniel, Secretary

Approved as to form:

/s/ James H. McMackin, III

Town Solicitor

SYNOPSIS

This Ordinance amends the Town's Senior Citizen and Disabled Property Tax Exemption by setting the exemption at up to seventy-five percent (75%) of a property's assessed value, with a maximum exemption not to exceed $150,000.

FISCAL IMPACT

The fiscal impact of this amendment will vary based on the number of applicants approved in each fiscal year. Based on Fiscal Year 2026–2027 applicant data, the amendment is projected to result in total exempted assessed property value of approximately $13,521,075, representing an estimated reduction of $47,702.35 in property tax revenue.