

SUBSTITUTE NO. 1 ORDINANCE NO. 25-006

**AN ORDINANCE ESTABLISHING A RATE OF TAXATION ON REAL
PROPERTY AND THE TAXABLE PROPERTY OF PUBLIC UTILITIES
FOR THE FISCAL YEAR BEGINNING ON JULY 1, 2025 AND ENDING ON
JUNE 30, 2026**

**Rev. 1
#0019**

Sponsor:

**Council
Member
Harlee**

WHEREAS, pursuant to the provisions of Wilmington City Charter Section 4-101, on March 20, 2025, the Mayor submitted a property tax proposal for the fiscal year beginning on July 1, 2025 as a revenue measure necessary to balance the operating budget; and

WHEREAS, after such submission, the City became aware that New Castle County's reassessment model contained certain anomalies with respect to the City that (i) over-assessed lower-value properties, indicating a systematic regressivity, and (ii) made the assessments inconsistent, including a high variability from market value; and

WHEREAS, to address such anomalies, the Mayor has revised his property tax proposal to include a bifurcated property tax rate solely for the fiscal year beginning on July 1, 2025 that contains a lower property tax rate for the residential property class and a higher property tax rate for the non-residential property classes; and

WHEREAS, based upon the foregoing, City Council deems it necessary and proper to approve the measure as set forth herein, pursuant to the provisions of Wilmington City Charter 2-300.

**NOW, THEREFORE, THE COUNCIL OF THE CITY OF WILMINGTON
HEREBY ORDAINS:**

SECTION 1. The Department of Finance shall collect from the several persons, estates, and public service corporations or public utilities named in the assessment rolls submitted by the Board of Assessment for the City real property taxes for the fiscal year

beginning July 1, 2025 at the following rates:

- (a) 3.7413 mills (\$3.7413 per One Thousand Dollars) for the residential property class; and
- (b) 5.8276 mills (\$5.8276 per One Thousand Dollars) for the non-residential property classes.

SECTION 2. The President of City Council shall sign, and the City Clerk shall countersign, the Tax Warrant which shall be delivered to Council no later than June 30, 2025.

SECTION 3. The bifurcated property tax rate established in this Substitute Ordinance shall be effective solely for the fiscal year beginning on July 1, 2025.

First Reading March 20, 2025
Second Reading March 20, 2025
Third Reading

Passed by City Council,

President of City Council

ATTEST: _____
City Clerk

Approved this ____ day of _____, 2025.

Mayor

SYNOPSIS: This Substitute Ordinance sets the property tax rate for Fiscal Year 2026 (July 1, 2025 - June 30, 2026) based on the certification by the Board of Assessment of the assessed valuation of taxable real property in the City and the Mayor's estimates of revenue measures necessary to balance the City budget as required by the City Charter. The property tax rate has been changed from 21.1500 mills in Fiscal Year 2025 to 3.7413 mills for the residential property class and 5.8276 mills for the non-residential property classes solely for Fiscal Year 2026. These new rates have been calculated (i) so that when applied to the new 2024 assessed values that resulted from the recently completed general property value reassessment done by New Castle County, there is no change in the Fiscal Year 2026 projected total billed property tax revenue to the City when compared to Fiscal Year 2025, prior to when the general property value reassessment was done, and to (ii) address certain anomalies in New Castle County's reassessment model with respect to the City that over-assessed lower value properties and made the assessments inconsistent.

W0128860

Wilmington, Delaware

To the Department of Finance of and for the City of Wilmington and its successor or successors:

The City of Wilmington, by the City Council, commands you to collect from the several persons, estates, and public service corporations or public utilities named in the Assessment Roll annexed hereto for the City real property taxes for the fiscal year beginning July 1, 2025 at the following rates:

- (a) 3.7413 mills (\$3.7413 per One Thousand Dollars) for the residential property class; and
- (b) 5.8276 mills (\$5.8276 per One Thousand Dollars) for the non-residential property classes.

And if any person, public service corporation, or public utility named in the said Assessment Roll, or any other person whose duty it is to pay the tax, shall refuse to pay after you have demanded the same, then we command that you collect the same, with costs, according to law.

**Assessment for City Purposes: \$9,919,320,100 (\$6,053,526,500, residential;
\$3,865,793,600, non-residential)**

CITY OF WILMINGTON

By: _____
President of City Council

Attest: _____
City Clerk

Dated: _____

**BOARD OF ASSESSMENT
OF THE CITY OF WILMINGTON
CERTIFICATION OF ASSESSMENT ROLL
FISCAL YEAR 2026**

TO THE DEPARTMENT OF FINANCE:

We, members of the Board of Assessment, hereby certify, in accordance with Wilmington City Charter Section 6-109(a), that the New Castle County Assessment Report for District 26, as adjusted to reflect the City's tax exemptions, is the official assessment roll or list of the City of Wilmington.

The total assessment and exemptions are as follows:

| | |
|---|------------------------|
| Total assessment | \$13,291,034,400 |
| Total exemptions..... | \$3,371,714,300 |
| Total assessment subject to residential property class tax rate..... | \$6,053,526,500 |
| Total assessment subject to non-residential property class tax rate..... | \$3,865,793,600 |
| Combined total assessment subject to property tax for City purposes.... | \$9,919,320,100 |

Robert S. Greco

J. Brett Taylor

Terence J. Williams