

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, 2026 AND ENDING ON JUNE 30, 2027

#0203

Sponsor:

Council
Member
Harlee

WHEREAS, pursuant to the provisions of Wilmington City Charter Section 4-101, the Mayor has submitted a property tax proposal for the fiscal year beginning on July 1, 2026 and ending on June 30, 2027 as a revenue measure necessary to balance the operating budget, and 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, 2026 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, 2026.

First Reading March 19, 2026
Second Reading March 19, 2026
Third Reading

Passed by City Council,

President of City Council

ATTEST: _____
City Clerk

Approved as to form this 18th
day of March, 2026.

Elizabeth D. Power
Senior Assistant City Solicitor

Approved this ____ day of _____, 2026.

Mayor

SYNOPSIS: This Ordinance sets the property tax rate for Fiscal Year 2027 (July 1, 2026 - June 30, 2027) based on the certification by the Board of Assessment of the City of Wilmington of the assessed valuation of taxable real property in the City and the Mayor's estimates of revenue measures necessary to balance the City's Fiscal Year 2027 operating budget as required by the City Charter. There are no changes in Fiscal Year 2027 to the bifurcated residential and non-residential tax rates established in Substitute No. 1 to Ordinance No. 25-006 for Fiscal Year 2026 (July 1, 2025 – June 30, 2026).

FISCAL IMPACT STATEMENT: The Office of Management and Budget has reviewed and analyzed this Ordinance establishing property tax rates for Fiscal Year 2027. There is no change in the property tax rates compared to Fiscal Year 2026. As the total taxable assessment (New Castle County assessed value net of City exemptions) has declined by approximately \$315.5 million, property tax revenue is projected to decrease by \$770,000 relative to the Fiscal Year 2026 certified assessment roll.

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, 2026 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: \$9,729,875,500 (\$5,546,428,000, residential;
\$4,183,447,500, 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 2027**

TO THE DEPARTMENT OF FINANCE:

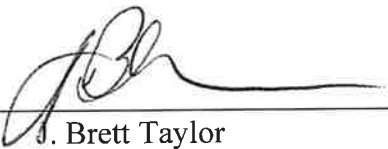
We, members of the Board of Assessment of the City of Wilmington, hereby certify, in accordance with Wilmington City Charter Section 6-109(a), that the New Castle County Assessment Report for District 26, as adjusted to reflect the City's exemptions, is the official assessment roll or list of the City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

The total assessment and exemptions are as follows:


Total New Castle County assessment	\$12,891,414,200
Total City exemptions	\$3,161,538,700
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Total assessment subject to property tax for City purposes	\$9,729,875,500
Subtotal assessment subject to residential property class tax rate	\$5,546,428,000
Subtotal assessment subject to non-residential property class tax rate ..	\$4,183,447,500



Robert S. Greco



J. Brett Taylor



Terence J. Williams