

CITY OF DOVER ORDINANCE #2011-31

BE IT ORDAINED BY THE MAYOR AND COUNCIL OF THE CITY OF DOVER, IN COUNCIL MET:

That Chapter 102 Taxation, Article I - In General, Section 102-1 - Valuation and assessment, be amended to read as follows:

Sec. 102-1. - Valuation and assessment.

Section 47 of the Charter provides that an impartial valuation and assessment of all real property within the city may be conducted by the city assessor or assessors. The council may also direct that in lieu of the assessment and valuation by the city assessor, a reassessment and revaluation may be done by the assessor or assessors or an outside mass appraisal company or a consortium of appraisers chosen by the council.

Commencing with the year 2010 and every fifth year thereafter, unless otherwise directed, the revaluation and reassessment of all real property may be conducted, under the supervision of the assessor or in conjunction with the assessor, by an outside mass appraisal company or a consortium of appraisers chosen by the council. The mass appraisal company or consortium of appraisers shall be licensed to conduct business in the State of Delaware and the City of Dover and shall employ appraisers who are licensed by the Delaware Division of Professional Regulations. All property shall be valued as to its status; as of its ownership; as of its current market value as of the January 1 assessment date and shall reflect fair market value.

ADOPTED: APRIL 9, 2012

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SYNOPSIS

This amendment changes the revaluations from every three (3) years to every five (5) years; allows the reassessment to be done by a consortium of appraisers; and clarifies that the appraisers employed to do the reassessment must be licensed by the Delaware Division of Professional Regulation.

Actions History

April 9, 2012	- Final Reading by Council
March 29, 2012	- Associated Charter Amendment Signed by Governor Markell
November 28, 2011	- First Reading by Council
November 14, 2011	- Considered by the Legislative, Finance, and Administration Committee