

# City of Dover First Time Home Owner Tax Incentive Program

## Message from the City of Dover

Congratulations on the purchase of your first home!

We are proud to offer this Incentive Program to our first time homeowners in the City of Dover.

If you have any questions do not hesitate to contact one of our Tax Assessor's Office employees who are more than willing to aid you in the process and to answer any questions you may have.

Phone Number: (302)736-7022

### **Requirements**

Persons who have never owned property, anywhere, have the right to benefit from an exemption with the City of Dover Realty Transfer Tax.

The person(s) must live in the dwelling within ninety (90) days of their settlement day and must use this property as their principal dwelling.

The City of Dover Realty Transfer Tax must be paid to the City of Dover and is one and a half percent (1.5%) of the sale price. One half to be paid by the Seller (Grantor) and one half to be paid by the buyer. (Grantee.)

### **Calculation**

Example of the calculation for a First Time Buyer for the City of Dover

Realty Transfer Tax:

\$ 100,000	Sale Price	\$1500.00	Realty Transfer Tax
X .015	Transfer Tax Percent	X .50	Grantor's ½ of the
\$1500.00	Realty Transfer Tax	\$ 750.00	Tax Due

\$ 750.00 Grantors ½ of the Tax Due to the City of Dover

The grantor would be responsible for his ½ of the 1.5% transfer tax payable to the City of Dover; the grantee would not.

### **Information**

To receive this First Time Home Buyer Exemption, a First Time Home Buyer form must be filled out and submitted to the tax office at the time of payment of the Realty Transfer Tax to the City of Dover.

Pursuant to City of Dover [Ordinance]; no refunds for a First Time Home Buyer Exemption can be given after the recording of the deed has been made. If, however, the attorney or the buyer realizes that the exemption was not given, and the deed has **not** been recorded than a refund can be given for the excess transfer tax paid to the City of Dover.

**We apologize; however no other exceptions can be made**