

TOWN OF NEWPORT
NEWPORT, DELAWARE

ORDINANCE NO. 2015-003

**AN ORDINANCE TO GOVERN THE DEMOLITION OF BUILDINGS IN THE TOWN OF
NEWPORT AND THE ASSESSMENT OF THE REAL PROPERTY UPON WHICH
BUILDINGS HAVE BEEN DEMOLISHED IN THE TOWN OF NEWPORT**

WHEREAS, pursuant to the Town Charter and Ordinances of the Town of Newport (hereinafter "Newport" and the "Town") Newport has the power to assess the real estate property within the boundaries of the Town; and

WHEREAS, pursuant to the Town Charter and Ordinances of the Town of Newport, the Town has the authority to levy taxes based upon the Town of Newport Municipal Assessment, and

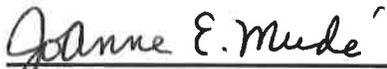
NOW THEREFORE, BE IT RESOLVED BY THE MAYOR AND COMMISSIONERS OF THE TOWN OF NEWPORT as follows:

1. All real property within the Town of Newport that have buildings or structures demolished and removed shall have the assessment valuation thereof, adjusted and reduced for completion of demolition and removal of the building and/or structure on the real property, provided however that such adjustment shall only be for a period of three (3) years (twelve (12) quarters) from the date of the completion of demolition starting at the next quarterly assessment and unless a building permit is obtained and building has commenced on a new structure for such real property.
2. In the event that a structure or building is demolished and a building permit has not been obtained and construction commenced within three (3) years from the date of completion of demolition, then the assessed valuation of the property shall be adjusted back to the assessed valuation prior to demolition.
3. Any replacement structure or building as referred to in this Ordinance

shall mean a permanent structure or building with a permanent foundation.

4. This Ordinance shall only apply to buildings or structures demolished after the adoption of this Ordinance.
5. The Mayor and Commissioners reserve the right to impose a Moratorium on the application and enforcement of this Ordinance.
6. If any section, clause, or phrase of this Ordinance shall be declared invalid or unconstitutional by the judgment of any court of competent jurisdiction, such invalidity shall not affect the remaining sections, clauses or phrases of this Ordinance.
7. Other ordinances or parts of other ordinances deemed to be in conflict with this Ordinance are hereby repealed and superseded to the extent that other such ordinances or parts of ordinances are in conflict, provided that such repeal shall not abate a right of action already accrued under any repealed ordinance.
8. The Town Secretary shall certify to the adoption of this Ordinance and this Ordinance shall take full force and effect immediately after the date of final passage.

**THE MAYOR AND COMMISSIONERS OF THE TOWN OF NEWPORT HEREBY
ADOPT THIS ORDINANCE THIS 15TH DAY OF OCTOBER, 2015.**



Town Secretary



Mayor



Town Solicitor



Commissioner



Commissioner



Commissioner



Commissioner

FIRST READING: 7/16/2015

**PUBLIC HEARING & SECOND
READING: 10/15/2015**

