

TOWN OF NEWPORT
NEWPORT, DELAWARE

Ordinance No. 2025-003

**AN ORDINANCE TO ESTABLISH A PROPERTY TAX RATE UPON
TOTAL REASSESSMENT**

WHEREAS, the Mayor and Commissioners of the Town of Newport (the “Town”) possess the authority to adopt, amend, modify, or repeal town ordinances provided each ordinance must be passed by at least three (3) commissioners; and

WHEREAS, Title 22, Section 1105 of the Delaware Code obligates the Town to adopt an Ordinance establishing a new property tax rate upon completion of a total property reassessment; and

WHEREAS, a total property reassessment was completed by New Castle County on July 1, 2024; and

WHEREAS, Title 22, Section 1105 of the Delaware Code obligates the Town to compute a “rolled-back rate” based upon the new total property reassessment which is that rate which results in the same property tax revenue as was generated during the prior fiscal year; and

WHEREAS, this rolled-back rate has been calculated to be \$.19791535 per \$100 of assessed value (\$.20) for residential and \$.36841525 per \$100 of assessed value (\$.37) for commercial; and

WHEREAS, Delaware law allows the Town to increase its property tax rate upon total reassessment by Ordinance but requires that the Town identify the percent by which the tax rate to be levied exceeds the rolled-back rate; and

WHEREAS, Title 22, Section 1107 of the Delaware Code allows the Town to establish, by local ordinance, a different tax rate for residential real property and non-residential real property; and

WHEREAS, the Town finds that a 22.8-percent increase in overall revenue is prudent and appropriate and in the best interest of the Town and its residents; and

NOW, THEREFORE, making the express finding that the provisions of this Ordinance enhance and promote the health, safety, and welfare of the Town of Newport, the Commissioners of the Town of Newport hereby ordain as follows:

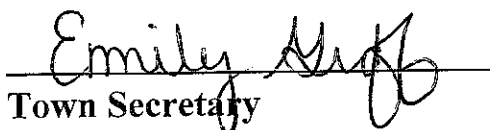
SECTION 1: Effective January 1, 2026, the property tax rate for residential real property shall be \$.27 per \$100 of assessed value which represents a seven-percent (7%) increase in the tax rate over the rolled-back rate. The property tax rate for nonresidential real property shall be \$.44 per \$100 of assessed value which represents a eight percent (7%) increase in the tax rate over the rolled-back rate.

SECTION 2: If any section, subsection, sentence, clause or phrase of this Ordinance is for any reason held to be unconstitutional or invalid, such decisions shall not affect the validity of the remaining portions of this Ordinance.

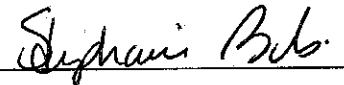
SECTION 3: In the event any existing Ordinances or parts of Ordinances are in conflict herewith, the provisions of this Ordinance shall control.


SECTION 4: The Town Secretary shall certify the adoption of the Ordinance and this Ordinance shall take full force and effect immediately after the date of final passage.


**THE MAYOR AND COMISSIONERS OF THE TOWN OF
NEWPORT HEREBY ADOPT THIS ORDINANCE THIS 18th DAY OF
December, 202[5].**


Town Secretary


Town Solicitor


Mayor


Commissioner


Commissioner


Commissioner


Commissioner

FIRST READING: 11/20/2025

PUBLIC HEARING & SECOND
READING: 12/18/2025