

Updated Information on New Castle County Property and School Taxes

On August 12, 2025 the Delaware General Assembly passed legislation that will impact New Castle County Property and School taxes in ways that New Castle County Government had not anticipated when it sent out property tax invoices. Please see below for information regarding the next steps, information on the relevant legislation including a recently passed County Ordinance, and how it will impact the processes regarding your property tax invoice.

New Castle County is working diligently to develop a revised process and assist residents as quickly as possible. Please note that timing is also dependent on when we receive updated information from the School Districts on whether they will be changing their rates.

If you have additional questions that are not answered in this update, please call our Constituent Affairs Office at **(302) 395-5114** or call the specific school district if this is regarding the amount of your school taxes.

The contact information for each district is below:

Brandywine School District, 302-793-5000
Red Clay Consolidated School District, 302-552-3725
Christina School District, 302-552-2600
Colonial School District, 302-323-2700
Appoquinimink School District, 302-376-4120
Smyrna School District, 302-653-8585
NCC Vocational Technical School District, 302-995-8020
Polytech School District, 302-697-2170

Frequently Asked Questions

1. Do taxpayers need to do anything to receive a new tax bill?

- a. No. Supplemental school tax bills will be issued and mailed to all impacted parcel owners once the bills have been generated and are available.
- b. If you are receiving a credit, a postcard will be mailed to you with instructions.
- c. If you're a taxpayer, please monitor your mail for correspondence from NCC.
 - i. Mortgage companies will continue to receive tax bills as part of the County's process for taxpayers who escrow their taxes.

2. What do I do if I already paid my county and school tax bill?

- a. The amount you paid will be credited against the new supplemental bill.
 - i. If you have a credit, the amount will be posted to your account.
 - ii. You may request a refund if the credit balance is \$50 or more.
 - iii. Refunds will be provided to the entity or individual who paid the tax bill.

iv. Instructions for refunds will be provided after the supplemental bills are calculated.

3. I haven't paid my initial tax bill yet. What do I do?

a. Your current tax obligation is the combination of both the initial July tax billing and the new supplemental tax billing. Both bills read in conjunction with one another determine your full tax obligation.

4. Is every school district in the county going to do this or just some?

a. School districts (Red Clay, Brandywine, Christina, Appoquinimink, Colonial, and Vo-Tech) all have individual authority to re-establish tax rates for their respective districts this tax year. The County is just the billing and collections administrator for them and does not have input into or direct their rate-setting process.

5. When can we expect to receive a supplemental tax bill?

a. There are a lot of moving parts to issue a supplemental school tax bill. Some of those parts are managed by those outside of New Castle County government. The County's goal is to have the new bills available by September 30th, but we are relying on assistance from vendors to help us meet this timeline.

6. When do I have to pay my bill?

a. The General Assembly passed legislation that extends the deadline to November 30, 2025.

7. Are appeals officially closed for value assessments? Is there a possibility they will reopen?

a. The appeal window for real property assessments for the 2025/2026 bill cycle is closed.
b. This window will not reopen until January 2026.

8. How can taxpayers learn more about payment plan options?

a. The County will release a special payment arrangement form to help guide everyone through the process. Once the supplemental bills are issued, that form will be available to help educate all on the process.

9. Will revised or supplemental bills be added to Parcel Search? Especially for those who have escrows with mortgage companies?

a. The County is working through this technicality to add the revised bills.
b. The original bill (2025) will not be removed but the adjusted bill would be added as 2025A.

10. Will the revised bill indicate it is a “revised bill”?

a. Yes, the revised bill states “CORRECTED TAX BILLING”.

How does recently passed County and State legislation affect me?

- **Ordinance 25-099** was passed by New Castle County and signed into law by County Executive Henry on August 12, 2025
 - Ord. 25-99 provides the County Chief Financial Officer the authority to abate penalties for eligible residential taxpayers participating in an installment payment caused by increased property tax liability following a County-wide reassessment of real property.
 - This payment plan was approved for County property taxes. The General Assembly passed HB241 on August 12, 2025, which allowed for payment plans and the abatement of penalties to apply to the school tax portion.
 - **Who qualifies for the payment plan under economic hardship following a County-wide reassessment?**
 - A taxpayer that is in good standing with New Castle County (not delinquent on any other payment(s) owed to NCC) that experienced an increase in residential property tax liability of no less than \$50 when compared to the amount invoiced by New Castle County for that residential parcel in the prior tax year.
 - **When can I apply?**
 - New Castle County is working as quickly as possible to develop an online application form. The payment dates were to be determined once HB241 was signed into law, which allows the school tax to be included in the plan. Updates on timeline and the application will be released soon.
 - Since NCC is rebilling for school district taxes, the County will not be able to entertain payment arrangements for school taxes until the supplemental school tax bills have been generated.
 - **What does “abate” penalties mean?**
 - It means “remove” penalties that have been assessed against this specific tax billing.
- **HB240** requires a county to issue a refund to a taxpayer for property tax determined to have been overpaid for that year after an assessment appeal. This was passed by the General Assembly and signed into law by the Governor on August 12, 2025.
 - **What does this bill do?**
 - If an assessment appeal results in reduction in the assessed value of real property and, as a result of that reduction, a property owner has overpaid any taxes collected by the county in the tax year the appeal was filed, the property owner is entitled to a refund of the tax overpayment if the total overpayment is \$50 or more.
 - If the total overpayment is less than \$50, the county may elect to refund the overpayment or apply it as a credit to offset any subsequent tax obligation billed to that property.
 - **Does this include property and school taxes?**

- Yes
- **How do I know the results of my formal appeal?**
 - New Castle County is currently in the formal appeal process. If it is determined that your appeal is going to a hearing, hearing notices for formal appeals received by the County prior to the deadline will continue to be sent out over the coming months. You will be notified directly of the results afterwards.
 - Formal appeals received by the County prior to the deadline could also result in the following:
 - The appeal is deemed deficient, and the customer will receive a deficiency notice informing them what the deficiency is and a date by which they must remedy it.
 - The Assessor believes that the actual value is lower than the reassessment amount and the customer will be contacted with an offer to stipulate to that value. If the customer agrees, the appeal is resolved by a signed stipulation. If the customer does not agree, then a hearing is scheduled.
- **What happens if I don't pay my taxes while waiting for my appeal results?**
 - If you choose not to pay any of the school tax due, you will be assessed a penalty of 1% of the charge, plus an additional 1% penalty on the first of every month thereafter. If your appeal is successful, the penalty associated with the amount of the reduction will be removed. However, you will have to pay the accrued penalty amount based on your property's revised assessed value. For County taxes, the penalty is 5% of the charge, plus an additional 1% penalty on the first of every month thereafter.
- **HB241 with HA3, 7, and 10** allows in the first tax year following a general reassessment that a payment plan for school taxes may occur in at least three (3) equal installments for a residential taxpayer. This was passed by the General Assembly and signed into law by the Governor on August 12, 2025.
 - **What does this bill do?**
 - The County was authorized to offer payment plans for school taxes, which includes penalty abatements. Previously, the County was not able to abate school tax penalties without school district or state approval. The passage of this bill changes that.
 - **Who qualifies for the payment plan?**
 - A residential taxpayer, in a primary residence, whose school tax bill increases by \$300 or more over the prior year.
 - **When can I apply?**
 - New Castle County is working as quickly as possible to develop an online application form. The payment dates were to be determined once HB241 was

signed into law, which allows the school tax to be included in the plan. Updates on timeline and the application will be released soon.

- Since NCC is rebilling for school district taxes, the County will not be able to entertain payment arrangements for school taxes until the supplemental school tax bills have been generated.
- **Are there any late fees or penalties to the payment plan?**
 - HB241 states that no late fees, interest, or penalties may be assessed to a taxpayer who enters and complies with a school tax payment plan. The Act also reduces late payment penalties for school taxes in New Castle County to 1% per month.
- **HB242 with HA 1** allows any school district located in New Castle County to reset its tax rates for the 2025-2026 tax year and to reissue a tax warrant using different residential and non-residential tax rates. This was passed by the General Assembly and signed into law by the Governor on August 12, 2025.
 - **What does this bill do?**
 - This will allow School Districts to set a split rate between residential and non-residential parcels. In New Castle County, we saw the impact of waiting over 40 years to update property values. There was a stark difference in how non-residential and residential property values have changed over this time period. For County property taxes, we split the rate to allow us to ease the disparity between non-residential and residential property owners. This bill provides the same authority for 2025-2026.
 - **When will I get my new bill?**
 - The districts have 10 business days from the enactment of this Act (which was August 12, 2025) to reset the rates and issue a new tax warrant to New Castle County. Upon receipt of a new tax warrant, New Castle County will supplement any tax bill already issued for taxpayers in that district and adjust tax bills with an extended deadline for payment of November 30, 2025, for tax bills that change.
 - New Castle County is working as quickly as possible to be ready for issuing supplemental bills. Once we receive the information from the school districts, we will calculate tens of thousands of supplemental bills.
 - New tax bills will be designated supplemental school tax bills and will be reflected as such on parcel view.
 - Taxpayers who are entitled to a credit if they already paid their tax bill will be notified via postcard.
 - **When do I need to pay my taxes?**
 - The revised due date for New Castle County and school district taxes is November 30, 2025.
 - **How much will my bill change?**

- The amount of the County tax bill will not change with this supplemental process. The amount of the school tax will change depending on the new school tax rates provided by the school districts.