

Board of Assessors meeting 4-12-2017

Meeting called to order at 7:35P.M. All present except for Joe and Kate, due to traveling.

Discussion topic ADU's. There are 49 legal ADU's in the Village of Arden.

Discussed Sue's notes on ADUs (value, privilege, land use, attached/detached, flat rate). Discussed whether rate should be square footage rate. Discussed whether should be flat rate. Currently the ADU rate combined (\$56,000) divided by the additional ADU's is approx. \$1100 per ADU. Discussed whether should be flat rate per lot. Some paying a lot more per ADU than others. Mike noted that a detached ADU can not be enlarged while an attached one can. Mike spoke to his approach to ADU value and land rent value. Majority of those present were in favor of increasing ADU.

Discussed that if there is a flat ADU rate, C rate would be charged in full.

Complicated subject. Will be discussed at next meeting.

Meeting adjourned at 9 P.M.

There are 49 legal ADU's in the Village of Arden.
ADU's are a "privilege" in the Village of Arden.

Value

There is no value distinction between an attached ADU and detached ADU (one that is in a separate building). An ADU that is separate from the main building, would have more value to the renter than one attached to another unit. It would also have more value in privacy to the leaseholder as a rental unit.

Is it a privilege?

If the person the ADU was originally made for dies or leaves (parent, child, etc), and/or you do not want to rent to a stranger while living in your leasehold, you are not allowed to dissolve the ADU status in the Village of Arden. If you buy a house that has an ADU, and you do not want to rent to a stranger, you are also not allowed to dissolve the ADU status. This is upheld by the Village of Arden Planning Committee (dissolving an ADU is allowed by New Castle County). If you decide you do not want to rent the ADU for any reason, and are not allowed to dissolve it by the Village of Arden, you are penalized by being assessed a "vacant dwelling unit" fee. Only the Village of Arden considers an ADU as vacant property. (New castle County and the City of Wilmington only consider a property vacant if all of the units are vacant.)

Land Use

For each dwelling unit beyond the first, the leasehold is charged the B Rate for an additional 7,116 square feet but is not charged for more than the actual area of the leasehold. If there are multiple ADUs on a smaller leasehold, the current statement brings the "value" down per each ADU. If there are a few leaseholds on a larger lot, the "value" of each ADU increases, whether they are attached to the main building or separate. If they are attached, do they actually have the same value, since they do not have there own separate land? Is each ADU (not owner occupied) worth 7116 square feet of "value"?

Discussion:

Attached to building ADU and detached ADU have different value.

Flat rate per ADU (attached and detached) added to land rent as a privilege.

Large lot rate (C Rate) would still be applied without consideration of ADU's making the ADU factor the same as a greens or woodland privilege.