



Proposed Charter Changes and Clarifications

COFFEE WITH THE CITY MANAGER

MARCH 18, 2026

Change #1

Adds qualifications for candidates to be eligible for election or appointment to serve as a member of the Commissioners, including the Mayor, and requires a candidate to file an affidavit of eligibility attesting the candidate meets the required qualifications. A candidate for election or appointment must meet all of the following qualifications:

- The candidate is not a spouse, domestic partner, or cohabitant of a serving member of The Commissioners.
- The candidate does not reside in the same household as a serving member of The Commissioners.
- The candidate does not share a financial interest with a serving member of The Commissioners.



Change #2

Eliminates mileage reimbursement for non-resident Commissioners.



Change #3



Updates the process for fixing the salaries for members of the Commissioners, including the Mayor, by allowing the Commissioners to fix the salaries by ordinance.

An ordinance to increase salaries may not take effect earlier than 6 months after the ordinance is adopted.



Change #4

Removes the Mayor's civil and criminal jurisdiction because Rehoboth Beach has an Alderman with civil and criminal jurisdiction.

Adds a new subsection under Section 13 of the Charter to clarify that the Mayor retains the power solemnize marriages in Rehoboth Beach, even though the Mayor's Court is eliminated.



Change #5

Eliminates the penalties for the Mayor failing to return documents and moneys belonging to Rehoboth Beach at the end of the Mayor's term.

Due to advancements in technology, the Mayor does not physically hold moneys belonging to Rehoboth Beach and documents belonging to Rehoboth Beach are stored electronically.



Change #6

For violating an ordinance, increases maximum fine from \$500 to \$2,500 and removes the penalties of imprisonment and being ordered to work while imprisoned.



Change #7

Updates the auditors of accounts section to do all of the following:

- Require the appointment of 1 independent auditor, who may be an individual or a firm, to serve for a 5-year term.
- Prohibit reappointment of an auditor until the expiration of 5 years since the auditor last served.
- Remove the requirement that the auditor to be a substantial freeholder in Rehoboth Beach.
- Change publication of the auditor's report from a newspaper to the Rehoboth Beach website.



Change #8

Removes the minimum valuation (formerly \$1,000) for real estate or improvements subject to assessment.



Change #9

Adds the option for Rehoboth Beach to adopt county assessments for municipal tax purposes in compliance with Chapter 11 of Title 22 of the Delaware Code.



Change #10

If Rehoboth Beach does not adopt county assessments, the Tax Assessor must reassess property at least every 5 years, to mirror the county reassessments required under § 8306 of Title 9 of the Delaware Code.



Change #11

Updates the deadline for certification of a quarterly supplemental tax list to match Rehoboth Beach's fiscal year.



Change #12



Requires Rehoboth Beach to calculate the rolled-back rate and to provide notice of the difference between the rolled-back rate and the tax rate set by the Commissioners, as provided in § 1105 of Title 22 of the Delaware Code.



Change #13

Changes the deadline for preparing the City Budget from May to March and changes the deadline for levying annual taxes from June to March because Rehoboth Beach's fiscal year begins on April 1.



Change #14

Removes The Commissioners' powers to do all of the following because the powers are no longer relevant to present day and are no longer exercised by The Commissioners:

- Regulate the observance of the Sabbath Day.
- Establish and regulate pounds.
- Prohibit or impound wild or domestic animals.
- Impose taxes on dog owners.
- Collect a per capita tax on all persons who are qualified to vote in the annual municipal election.



Change #15

Changes the cap on real estate taxes from \$3,000,000 to 0.1% of the fully assessed value of all real estate located in Rehoboth Beach.



Myth #1:

Taxes are going up

- This is simply not true.
- That change that is the adjustment of the tax cap from a fixed dollar amount to a percentage of property value, with no increase in taxes.
- With future development coming to the City of Rehoboth Beach, this update ensures that hotels and other new developments contribute their fair share for services such as our police department and other municipal operations as their assessed values grow.



Let's break that down...

There is currently a flat limit of \$3M in total property tax revenue per year.

The proposed change is a cap equal to 0.1% of the total assessed value of all real estate properties located within the City.

The current cap is increasingly close to being reached. The FY2027 draft budget anticipates approximately \$2.7M in property tax revenue, leaving limited unused capacity under the \$3M ceiling.



Questions?