

Eastown TID, 2026 Fee Schedule

Single Family Detached Residential	\$3,101 per unit
Multi-Family Residential*	\$1,551 per unit
Office/Commercial	\$3.71 per square foot
Institutional and Industrial	\$2.16 per square foot

*Townhomes are considered a form of multi-family residential, due to ITE trip generation rates.

The initial fees shall be subject to an increase of up to four percent (4%) per year, not compounded, beginning on January 31, 2021, and on January 31 of each year thereafter through January 31, 2023, in the amount determined by DelDOT and the Town of Middletown. The actual amount of the increase shall be set by DelDOT and the Town of Middletown, in January of each year, based upon the Consumer Price Index (CPI), and considering the amount of off-site construction remaining to be accomplished under this agreement. The established percentage shall not exceed four percent (4%) in any one year.

The amounts paid by developers shall also be subject to an additional annual increase, beginning on January 31, 2024 and increasing by the established amount on January 31 of each year thereafter. The actual amount of the increase shall be set by DelDOT and the Town of Middletown, in January of each year, based upon the average of the annual changes in the Consumer Price Index (CPI) for Delaware Region during the previous five years. Escalation shall only apply to contributions unpaid on January 31 of each year.

Escalation Calculations

2020	% RATE CHANGE	INSTITUTIONAL / INDUSTRIAL per sf	OFFICE / COMMERCIAL per sf	SF DETACHED per unit	MULTI-FAMILY per unit
Agreement Rate	n/a	\$ 1.75	\$ 3.00	\$ 2,500	\$ 1,250
January 2021 Escalation	1.40%	\$ 0.02	\$ 0.04	\$ 35	\$ 18
January 2022 Escalation	4.00%	\$ 0.07	\$ 0.12	\$ 100	\$ 50
January 2023 Escalation	4.00%	\$ 0.07	\$ 0.12	\$ 100	\$ 50
January 2024 Escalation	4.10%	\$ 0.08	\$ 0.13	\$ 112	\$ 56
January 2025 Escalation	4.20%	\$ 0.08	\$ 0.14	\$ 120	\$ 60
January 2026 Escalation	4.50%	\$ 0.09	\$ 0.16	\$ 134	\$ 67
Current Rate		\$ 2.16	\$ 3.71	\$ 3,101	\$ 1,551

Rates are rounded to the nearest cent for sf rates and to the nearest dollar for unit rates