



CITY ASSESSOR'S OFFICE

City of Lynchburg, Virginia
900 Church Street
Lynchburg, Virginia 24504
(434) 455-3830

OFFICIAL USE ONLY
Application No.

LYNCHBURG CITY'S IN-FILL NEW CONSTRUCTION PROGRAM
APPLICATION FORM

I hereby request partial exemption from real estate taxes for qualifying property to be rehabilitated/renovated as provided by City Ordinance Section 36-177.2 of the Lynchburg City Code.

Owner:
Property
Location:
Parcel ID: Neighborhood No.:

Located in Authorized Redevelopment Area, Conservation Area, or Rehabilitation District: Estimated Cost of Work:

Check one: Residential Multifamily (5 units or more) Commercial or Industrial
(\$125) (\$250) (\$250)

Applications must be presented in person. Do not mail.

Description of work to be done:

Copy of Appropriate Building Permit attached.

I certify that the statements contained in this application are to the best of my knowledge both correct and true and that I have received a copy of the aforementioned ordinance. I have reviewed and understand the requirements of this program. I also understand that the application fee is non-refundable regardless of whether the property qualifies for the exemption. I further understand that I must complete the work and notify the Assessor's office within two (2) years of the date of this application or this application will expire and I will not be eligible for the exemption.

Mailing Address: Given under my hand this day of 20
Owner or Agent
Signature(s):
Telephone No.

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Date of Final Inspection: Appraiser: Rehabilitation Value:
Permit No.: Amount of Exemption (50% of cost) (if qualifying):
Date: Exemption effective July 1,
Exemption ends June 30,
Key Code: MISC Accounting Code: 1001-0010-150-05050.2090

QC: Parcel ID Verified: Mailing Address Verified: Building Permit Attached:
Neighborhood # Verified: Receipt of payment from Collections: Signed & Dated:

## **SUMMARY OF CITY CODE SEC. 36-177.2**

### **CRITERIA FOR NEW STRUCTURES**

1. Must be vacant land within one of the redevelopment or conservation areas or rehabilitation districts or arts and cultural districts.
2. Demolition of existing structures allowed. However, if demolished structure is a registered Virginia landmark or is determined by the Virginia Department of Historic Resources to contribute to the significance of a registered historic district, then this exemption will not apply.

### **FINAL EXEMPTION:**

1. For residential, commercial, and industrial properties:  
50% of the cost to build the new structure as determine by the City Assessor for 10 years, stepping down 25% for each of the last three years.
2. For multi-family structures:  
50% of the cost to build the new structure as determine by the City Assessor for 8 years, stepping down 25% for each of the last three years.



## LYNCHBURG CITY CODE SECTION 36-177.2

January 9, 2018

§36-177. - Exemption of real estate taxes for certain rehabilitated or renovated residential and commercial and industrial real estate.

Sec. 36-177.2 Partial exemption for structures in redevelopment or conservation areas or rehabilitation districts or arts and cultural districts.

(a) It is hereby declared to be the purpose of this section to authorize a partial exemption from real property taxes for new structures that are constructed within the City's designated redevelopment or conservation areas, or rehabilitation districts, or arts and cultural districts.

(b) For definitions of the terms used in this section, see Section 36-177, paragraphs (a) 1-7, (b) 1-3, (c), (d), (e) 1- 15 (f) of the City Code.

(c) The partial exemption from real property taxes provided by this section shall be for new structures located in a redevelopment or conservation area, or rehabilitation district, or arts and cultural district; as delineated on the City's Map for In-Fill areas.

(d) The partial exemption from real property taxes provided by this section shall be for an amount of 50 percent of the cost of such construction, as determined by the City Assessor. The exemption will commence upon July 1st of the year following completion of the new construction and shall run with the real estate for a period of 10 years for residential improvements, 8 years for multi-family improvements, and 10 years for commercial or industrial improvements.

(e) The 50 percent exemption for new improvements (residential, multi-family, commercial and industrial) shall be reduced by 25 percent per year over the last 3 years of the exemption period.

(f) The City Assessor will provide written notification to the property owner of the amount of the assessment of the property that will be exempt from real property taxation and the period of such exemption. The exempt amount shall not be reduced by the City Assessor during the period of the exemption, unless the City Assessor by written notice advised the property owner at the initial time of approval of the exemption that the exempt amount may be decreased during the period of such exemption. In no event, however, shall such partial exemption result in totally exempting the value of the structure.

(g) Nothing in this section shall be construed so as to permit the City Assessor to list upon the land book any reduced value due to the exemption provided by this section.

(h) There is hereby assessed a fee of \$125 for residential properties, and \$250 for commercial, industrial, and/or apartment properties of 5 units or more, for processing an application requesting the exemption provided by this section. No property shall be eligible for such exemption unless the appropriate building permits have been acquired and the City Assessor has verified that the new structures have been completed.

(i) Where the construction of a new structure is achieved through demolition and replacement of an existing structure, the exemption provided in section shall not apply when any structure that is demolished is a registered Virginia landmark or is determined by the Virginia Department of Historic Resources to contribute to the significance of a registered historic district. (Ord. No. O-82-252, § 1, 12-14-82; Ord. No. O-84-274, § 1, 11-27-84, eff. 7-1-84; Ord. No. O-88-277, § 1, 10-11-88; Ord. No. O-93-331, 12-14-93; Ord. No. O-03-040, 2-25-03, eff. 4-1-03; Ord. No. O-08-075, 5-27-08; Ord. of 8-8-17, Ord. No. O-17-070, eff 1-1-18)