

ORDINANCE ENACTING SECTION 4-2-30

OF THE

HARRISONBURG CITY CODE

BE IT ORDAINED BY THE COUNCIL OF THE CITY OF HARRISONBURG, VIRGINIA:

That Section 4-2-30 be enacted as follows:

Section 4-2-30. Partial exemption for new construction in the economic revitalization zone.

(a) A partial exemption from taxation of commercial and residential real estate located within the city's economic revitalization zone, as defined below, for all new construction shall be allowed.

(b) The city's economic revitalization zone is defined as being all parcels of real estate located within the city's B-1 business zone and the city's Virginia Main Street district as they exist on the effective date of this ordinance.

(c) The partial exemption from taxation shall only apply to new construction with a minimum investment of one million dollars (\$1,000,000.00), excluding the value of the real estate and at least forty per cent (40%) of the first floor or street level square footage shall be used for retail sales and/or restaurant use. Exceptions to the square footage requirement set forth above can only be granted by the city council.

(d) The partial exemption from taxation shall not exceed the difference between the assessed value of the real estate following the completion and issuance of an occupancy permit for the new construction and the assessed value of the real estate immediately prior to the issuance of the building permit for the new construction.

(e) The partial exemption from taxation of real estate shall commence on July 1 of the year following the completion and issuance of an occupancy permit for the new construction and shall run with the real estate for the following periods and based on the amount invested in the new construction:

\$1,000,000.00 to \$9,999,999.99	-	5 years;
\$10,000,000.00 to \$19,999,999.99	-	8 years; and
\$20,000,000.00 and above	-	10 years.

(f) The commissioner of the revenue shall assess a fee of one hundred (\$100.00) dollars 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 commissioner of the revenue or assessing officer has verified that the new construction indicated on the application has been completed and the certificate of occupancy has been issued.

(g) Nothing in this section shall be construed as to permit the commissioner of the revenue to list upon the land book any reduced value due to the exemption provided in subsection (d).

(h) Where the new construction is achieved through demolition or replacement of an existing structure, the exemption provided by this section shall not apply when any structure demolished is a registered Virginia landmark or is determined by the Department of Historic Resources to contribute to the significance of a registered historic landmark.

This ordinance shall be effective from the date of its passage.

ADOPTED AND APPROVED this ____ day of _____, 2007

MAYOR

ATTESTE:

CLERK OF THE COUNCIL

CITY OF HARRISONBURG

**APPLICATION FOR PARTIAL EXEMPTION FOR NEW CONSTRUCTION IN THE
REVITALIZATION ZONE.**

**COMMISSIONER OF THE REVENUE
REAL ESTATE OFFICE
MUNICIPAL BUILDING
345 SOUTH MAIN ST
P.O. BOX 20031
HARRISONBURG, VA 22801-7531
PHONE (540) 432-7795**

Instructions: One application form must be filed for each parcel. A fee of \$100.00 is required for each application. The processing of this application is subject to City Code Section 4-2-30. Copies of the City Code are available at the Real Estate Office. It is incumbent on the applicant to familiarize and adhere to these requirements.

TYPE OF PROPERTY: RESIDENTIAL: _____ COMMERCIAL: _____

INVESTMENT VALUE: _____

ZONING: _____ VIRGINIA MAIN STREET DISTRICT: _____

Owner: _____

Mailing Address: _____

Telephone: _____

Property Address: _____

Tax Map Number: _____

Description of Work to be Done: _____

FOR OFFICE USE ONLY

Date Application Received: _____ Fee Paid: \$ _____

Date of Initial Inspection: _____

Base Value: \$ _____

Date of Issuance of Building Permit: _____

Building Permit Number: _____

Date of Final Inspection: _____

Final Value After Certificate of Occupancy: _____