



**Application for Partial Tax Exemption of
Rehabilitated Multi-Family, Commercial/Industrial
& Hotel/Motel Real Estate**

A \$50.00 non-refundable processing fee must accompany this application. Refer to General Information on the reverse side of this application.

Return to: County of Henrico
Real Estate Assessment Division
P.O. Box 90775
Henrico, Virginia 23273-0775
Phone: 804-501-4300

Ownership and Property Address

Owner(s) of Real Estate _____
Property Address _____
GPIN _____ VID _____

Property Type and Structure Age

Property Type (check one) Multi-Family _____ Commercial/Industrial _____ Hotel/Motel _____
Year Built _____

Property Description

Square Footage of Structure prior to Rehabilitation _____
Square Footage of Structure after Rehabilitation _____
Rehabilitation Description and Cost Estimate _____

Certification

I (we) certify the information within this application is accurate to the best of my (our) knowledge, and that the property will be maintained in compliance with all County code provisions during the rehabilitation.

Owner(s) Name(s) Print _____
Owner(s) Signature _____ Date _____
Mailing Address _____
Daytime Telephone Number _____

Office Use Only

Control Number _____ Fee Paid _____ Date Received _____ Permits _____ Yes _____ No _____
Base Structure Value before Rehabilitation _____ Date _____
Structure Value after Rehabilitation _____ Date _____



General Information for Partial Tax Exemption of Rehabilitated Multifamily, Commercial/Industrial & Hotel/Motel Real Estate

Chapter 20, Article 2, Division 3, of the Code of Henrico County provides for partial real estate tax exemption for qualifying rehabilitated Multi-Family, Commercial/Industrial, and Hotel/Motel structures. As authorized by state law, the Henrico County Board of Supervisors adopted a tax abatement incentive to improve and maintain the quality of these property classes in the County. The Real Estate Assessment Division (Division) of the Department of Finance is the administering agency of this program. Following is general information:

- ❑ **An application for Partial Tax Exemption of Rehabilitated Real Estate plus a \$50.00 fee must be filed with the Division prior to or simultaneously with making application for a building permit(s) to commence renovation. Any renovation or demolition started before the aforementioned will disqualify the property from consideration.**
- ❑ The structure (building) for Multi-Family and Commercial/Industrial properties must be at least 26 years old.
- ❑ Upon receipt of an application, a representative from the Division will schedule an inspection of the existing structure to establish a base value for the program.
- ❑ Rehabilitation must increase the base value by no less than 50 percent in order to qualify.
- ❑ Rehabilitation of structures shall not increase the original total square footage by more than 100 percent. Except, Multi-Family structures 40 years and older do not have a limitation on the increase of original total square footage.
- ❑ All rehabilitation and renovation must be completed three years from the date the structure base value is established. If the rehabilitation has not increased the base value of the structure by at least 50 percent or greater, a new application may be filed prior to the expiration date, and a revised base value established. In no event, however, shall there be more than two additional applications following the initial application on any structure. Except, where a Multi-Family rehabilitation project encompasses at least 50 contiguous acres on which demolition of all structures takes place within one year of the initial application, a total of six additional applications following the initial application may be filed. Under no circumstances shall any new base value be less than the original base value.
- ❑ An owner may, prior to November 1 of any calendar year in which the rehabilitation is underway, submit a written request to the Division to inspect the structure to determine if it qualifies for exemption. When it is determined the rehabilitation has resulted in at least a 50 percent increase in assessed value, the tax exemption shall become effective beginning January 1 of the following year.
- ❑ The owner of property qualifying for partial exemption of real estate taxes due to rehabilitation of a structure shall be issued a credit memorandum for the difference in taxes computed upon the base value and the increased assessed value resulting from the rehabilitation for a seven-year period. Additional increases in assessed value during subsequent years of the seven-year period shall not be eligible for partial tax relief. Decreases in assessed value during subsequent years of the seven-year period may reduce the partial exemption amount.
- ❑ In determining the base value of a structure and whether the rehabilitation results in a 50 percent increase over such base value, the Division shall employ accepted and customary assessment methodology.