



Fairfax County Economic Incentive Program

PROGRAM REQUIREMENTS

**Department of Planning and Development, Community Revitalization Section
(Incentives to Encourage Economic Growth Ordinance adopted September 15, 2020)**

Article 29, Chapter 4 of the Fairfax County Code, Incentives to Encourage Economic Growth, was approved by the Fairfax County Board of Supervisors on September 15, 2020. Referred to as the Economic Incentive Program, it provides an economic revitalization and redevelopment opportunity by encouraging the private sector to purchase, assemble, revitalize, and redevelop real property for economic development purposes. The Program provides a partial real estate tax abatement and reduced site plan review fees as well as some regulatory incentives for the consolidation and development and/or repurposing of properties in certain locations within the County. Please see the ordinance for program benefits and eligibility criteria.

The Department of Planning and Development (DPD) and the Department of Tax Administration (DTA) are the administering agencies of this program. A copy of the County Incentives to Encourage Economic Growth ordinance, maps of Economic Incentive Areas, and program filing procedures can be obtained for reference by visiting DPD's Community Revitalization Section website at www.fcrevite.org/economic-incentive-program or by calling 703-324-9300.

Program Eligibility:

Applicants should review the ordinance eligibility criteria prior to filing the application to determine if the proposed development qualifies. Contact DPD's Community Revitalization Section (Community Revitalization Section) for assistance in determining eligibility at 703-324-9300.

Application Requirements and Process:

1. All Applications must be filed with the Fairfax County Department of Planning and Development (DPD), Community Revitalization Section, Suite 1048, 12055 Government Center Parkway, Fairfax, VA 22035.
2. For DPD to make a determination of provisional eligibility, the Application must be accompanied by either a paper or electronic copy of the zoning application or, in the case of a by-right development, the site plan application. The zoning application must include all associated renderings, proffers, etc.
3. Upon DPD's receipt of a complete Application, DPD will issue a decision letter regarding provisional eligibility. An Application failing to meet the eligibility criteria will be denied and will be reconsidered only after all missing criteria are met. If an Application is determined to meet provisional eligibility, it will be forwarded to the Department of Tax Administration (DTA).
4. Upon DTA's receipt of the Application and a letter from the Director of DPD regarding provisional eligibility, the owner will be contacted to schedule an appraisal inspection of the property by a DTA appraiser to determine the **estimated base fair market value** of the property.
5. Final approval of eligibility rests with the Board of Supervisors. The Director shall submit eligible Applications to the Board of Supervisors for approval separately or in conjunction with a concurrent rezoning proposal and separately for a by-right development proposal. Additionally,

the Board will be provided with the **estimated base fair market value** of the property and an **estimated final fair market value** of the proposed development. The applicant must provide the estimate of the final fair market value of the proposed development in the application.

6. If the Board of Supervisors approves the Application, the property then becomes a Qualifying Property. Once approved by the Board, the Application shall be forwarded to the DTA.
7. Prior to commencement of development, the applicant must request in writing to DTA for the DTA to make a determination of the **final base fair market value (Base Value)** of the Qualifying Property. Note, demolition of structures may occur prior to the determination of the final base fair market value. No improvements made to real property are eligible for the real estate tax abatement unless approved by the Board of Supervisors. Because all structures must be shown to be fully contained within its parcel lot lines before the final base fair market value can be determined a subdivision or resubdivision may be required before DTA can issue the Base Value. Please use the following DocuSign powerform for filing your request for the **final base fair market value** of the property:

<https://na2.docusign.net/Member/PowerFormSigning.aspx?PowerFormId=f3d68b75-5e11-4dfc-b548-95288134da9f&env=na2&acct=fe9ea370-ed1c-4958-b3c9-a70a5c426a58&v=2>

8. Once the applicant determines and notifies DTA in writing that the structure is “substantially complete,” DTA will make a final inspection and determine the **fair market value** of the qualifying property. Applicant’s written notification may be submitted to DTA any time after the construction or repurposing of any structure is “substantially complete,” meaning the point where the physical shell is completed and basic components of the building are installed and improved, including complete installation of elevators, electrical, HVAC, and fire prevention sprinkler systems. When a proposed development contains multiple buildings to be constructed in multiple stages, the applicant must make a written request to DTA for a final inspection and determination of **fair market value** for each parcel upon substantial completion. DTA will then recalculate the partial real estate tax exemption for the additional development. Please use the following DocuSign powerform for filing your request for the **final fair market value** of the property:

<https://na2.docusign.net/Member/PowerFormSigning.aspx?PowerFormId=943a820e-7ab8-4dda-9e94-53683f5a87a2&env=na2&acct=fe9ea370-ed1c-4958-b3c9-a70a5c426a58&v=2>

9. The program is in effect for a period of 10 years from Board adoption of each Economic Incentive Area, although the effective start date is different for each area. Please refer to the ordinance for the incentive period for the area in which you are proposing a development project.

Contact Information:

Fairfax County Department of Planning and Development
Community Revitalization Section
12055 Government Center Parkway, Suite 755
Fairfax, Virginia 22035
Telephone: 703-324-9300; TTY: 711
Email: Revitalization@fairfaxcounty.gov

Website: www.fcrevite.org

Fairfax County Department of Tax Administration

Real Estate Division

12000 Government Center Parkway, Suite 223

Fairfax, Virginia 22035

Telephone: 703-222-8234; TTY: 711

FAX: 703-324-4935

Website: <https://www.fairfaxcounty.gov/taxes/real-estate>