List of Virginia Localities Tax Exemption/Abatement Programs in Support of Rehabilitating Existing Structures - prepared by Danae Peckler, Preservationist at Historic Fredericksburg Foundation, Inc. (preservationist@hffi.org)

Locality	Tax Exemption/Abatement Program for Rehab?	Whose eligible? Residential	Whose eligible? Commerical	% tax value abated & for how long?	Fees for review/application?
Abingdon, Town of	https://ecode360.com/37178088	provides property tax credit and/or abatements to encourage maintenance, preservation and rehabilitation by providing a tax credit of $2,500 as to Town property taxes for every $2,500 of work performed and documented on the structures located within the Old and Historic District of the Town.		10 year period; maxium credit of $25k	
Alexandria, City of	https://www.alexandriava.gov/sites/default/files/2024-05/hrlp_brochure.pdf	This program provides no-interest, deferred payment loans for the design and construction of home improvements to help low- and moderate-income City residents remain in their homes. The program serves owner occupants with combined incomes below 80% of the area median income by family size (which ranges from $91,840 for a household of one to $152,160 for a household of six in 2025). Eligible households may receive loans of up to $135,000 for construction costs, plus additional funds for related costs to improve the safety, accessibility, and quality of their homes. Repayment of the loans is deferred for 99 years or until the property is sold or the owner(s) move, whichever comes first.			
Allegheny County	https://www.co.alleghany.va.us/tax-abatement-program-for-rehabilitated-real-estate/	RES: SFDs & MF over 40 years old; increase of more than 10% in value without increasing SF by more than 15%	COM: over 40 years old; increased in value more than 50% without increasing SF by more than 15%	5 year period, decreases after year 1	$50 fee
Arlington County	https://www.co.alleghany.va.us/tax-abatement-program-for-rehabilitated-real-estate/	RES: rehabilitation be for an existing residential or multifamily structure; no less than 40 years of age; must result in at least a 10% increase in assessed value; not increasing the size by more than 15%	COM: an existing commercial structure; no less than 40 years of age; to increase the assessed value of the structure by no less than 50% without increasing SF more than 15%	for a period of five (5) years commencing on January 1 for any work completed during the preceding calendar year at a descending rate: Year 1: 100%; Year 2: 80%; Year 3: 60%; Year 4: 40%; Year 5: 20%; Year 6: 0%	non-refundable fee of $50.00 for each residential; and $100 for each multi-family and commercial application
Blacksburg, Town of	https://www.blacksburg.gov/town-council/get-involved/council-appointed-boards-and-committees	All structures located within the Blacksburg Historic Overlay District that are at least 20 years of age and have undergone substantial renovation,rehabilitation, or replacement in compliance with the design guidelines for the district. Expenses must be at $5,000 and the tax exemption period is 12 years. (Town Code Section 22-231)			
Buena Vista Planning Commission	https://buenavistava.gov/government/departments/economic-development/cost-of-doing-business/	To encourage major renovation of houses and apartments, the City will freeze the assessed value of certain rehabilitated residential structures for up to 10 years. Residential structures at least 50 years old (5-year exemption) or 75 years old (10 year exemption); requires a 40% increase in assessed value post-rehabilitation.	COM/INDUST: structures aged 25+ years need a 60% increase.	100% for 5 or 10 years, beginning the year after rehabilitation completion.	Applications, accompanied by a $20 fee, must demonstrate compliance with program requirements.
Cape Charles, Town of	https://www.capecharles.org/media/581		qualifying commercial/industrial structure must be at least 20 years old as of the date of initial application or 15 years old if located in a designated enterprise zone per the state of VA; the reassessed value after rehabilitation must be 60% or more greater than the original assessment. Work must be completed within 2 years from date of application.	Such exemption shall run with the real estate for a period of ten (10) years.	

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Charlottesville, City of	N/A				
Chesapeake, City of	https://www.cityofchesapeake.net/1134/Rehabilitation-Tax-Credit	RES: property is located wholly or partially in the South Norfolk Revitalization District; is lawfully used for single-family, owner-occupied residential purposes; is at least fifteen yrs of age; has undergone "substantial rehabilitation, renovation, or replacement" in a manner that increases the assessed value of the real estate by a minimum value of 10%; exemption may be transferred with ownership of the residential property.		a 10 year period; exemption shall be equal to the greater of 1) the amount of tax calculated on the increase in the assessed value of the improved property, or 2) the amount of tax calculated on 50% of the cost of rehabilitation, renovation or replacement of the dwelling unit.	
Chesterfield County	https://online.encodeplus.com/regs/chesterfieldcounty-va-cp/doc-viewer.aspx?secid=44#secid-44	RES: building over 25 years old; increase in value more than 10%; runs with land for 15 years with relief for 100% of value increase			
Clarke County	https://www.clarkecounty.gov/government/commissioner-of-the-revenue/real-estate	Some tax abatement available for historic real estate	Exemption for Rehabilitation of Historic Real Estate should be discussed with the Commissioner of the Revenue, Assessor's Office, and/or the Clarke County Planning and Zoning Department before work is started. This exemption should also be discussed with appropriate town office if property is within Berryville or Boyce town limits. Exemption notification should be made prior to construction.		
Culpeper, Town of	N/A				
Danville, City of	https://library.municode.com/va/danville/codes/code_of_ordinances?nodeId=PTIICO_CH37TA_ARTXIPAEXREESTACERERERES	RES: building must be 50 yrs+; increased base value by 25% (base value shall be the fair market value, as determined and assessed by the Real Estate Assessor, prior to any rehabilitation.); shall not increase the overall original square footage by more than 15%; must remain residential in use until period of exemption has passed.	COM/Multi-Fam/Mixed Use: bldg 50+ years; located within the Downtown, Tobacco Warehouse, North Danville, Old West End, Schoolfield, other DHR-approved historic district, or any building listed on the Virginia Landmarks Register or National Register of Historic Places; 25% increase in base value; SF shall not increase footprint more than 15%; applies to rehabilitation resulting in a use that is no more than 30% commercial; no less than 70% residential in the square footage... exemption value = to increase in market value by rehab work; period of up to 10 yrs as follows: Year 1: 100%; ; Year 2: 90%; Year 3: 80%; Year 4: 70%; Year 5: 60%; Year 6: 50%; Year 7: 40%; Year 8: 30%; Year 9: 20%; Year 10:10%... Also a EXEMPTION FOR HOTEL/MOTEL rehabs	100% abatement of increase in value as determined by Real Estate Assessor; shall run with the real estate for a period of no longer than 15 years	A fee of $50 for RES; A fee of $100.00 for COM/Multi-Fam/Mixed; work must occur within 2 years of application... No applicant may qualify for a partial exemption from real estate taxation if the applicant receives any other local Economic Development incentives from the City or any Authority of the City, with the exception of the local Enterprise Zone incentives. No applicant may qualify for a partial exemption from real estate taxation if the project is in a community development authority district
Falls Church, City of	https://fallschurchva.gov/2466/Commercial-Property-Tax-Abatement-Progra		COM: at least 20 yrs old in the City of Falls Church, must rehab for office space. To qualify, an investment must result in: (1) at least 10,000 square feet (SF) of new, improved, or additional office space; and (2) assessed value at the time of project completion at least double (2X) value of the existing building. Only office or office portions of buildings that are strictly commercial in use (no residential components) are eligible for abatements.	100% tax abatement on the increase in assessed value for 5 years and 50% tax abatement on that value for an additional 5 years.	

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Fredericksburg, City of	https://www.fredericksburgva.gov/323/Rehab-Tax-Credit	RES: must be in the Historic District or eligible for/isted in NRHP; 40+ years old;	COM: over 40 yrs old; no retrictions on location or historic status	7 Year period of abatement; year + % of Increase in Assessed Value - 1: 100%; 2: 100%; 3: 83%; 4: 66%; 5: 49%; 6: 32%; 7: 16%	
Hampton, City of	https://www.hampton.gov/DocumentCenter/View/1514/Rehabilitation-Tax-Credit-Application?bidId=	Residential: Structure at least 25 yrs old; increase structure value by at least 40%; Cannot increase total square footage by more than 15%; renovations completed within 12 months from approval; Non-refundable fee of $50.00	Commercial/Industrial Structures: Structure at least 25 yrs old [or 15+ years old if in designated enterprise zone]; increase structure value by at least 60%; Cannot increase total square footage by more than 25%; renovations completed within 24 months of approval; Non-refundable fee $100.00	period of 6 years; exemption is calculated at 100% of rehabilitation credit for the first 3 years & at 50% for the second 3 years.	
Hanover County	https://www.hanovervirginia.com/site-selection/incentives-financing/	RES: at least 25 years old; value of structure must increase 30% or more; increased SF no more than 35%	COM/INDUST: at least 25 years old; building value increase of 30% or more; increase in SF no more than 50% of existing		
Henrico County	https://henrico.gov/services/reinvest-tax-abatement-program-for-rehabilitated-structures/	RES: 10 year tax exemption on the added assessed value of qualifying improvements to homes that are at least 26 years old and have an assessed value of $300,000 or less. Improvements must increase the base structure value by at least 20% without more than doubling the original square footage.	COM: The Program offers a 7 or more years tax exemption on the added assessed value of approved improvements to eligible commercial properties. Properties must meet minimum age, size, and value increase requirements for each property type set by county ordinance.		$50 nonrefundable application fee is required
Hopewell, City of	https://hopewellva.gov/DocumentCenter/View/1505/Application-for-Rehab-Program-Enacted-Jan-2010-Revised-Nov-2022-PDF	RES: applies to SFD or MF	COM: applies to Mixed-use, Com, Facade, Hotel/Motel		$125.00
Leesburg, Town of & London County	https://codelibrary.amlegal.com/codes/loudouncounty/latest/loudounco_va/0-0-0-5812	RES: at least 20 years old; increase in value must be "substantial"/more than 15% base value; increased SF no more than 30%; amount of exemption decreases slowly after year 1; runs with land for 15 years; can't apply to projects that include demolition of a historic resource			$50 fee
Lexington, City of	https://www.lexingtonva.gov/home/showpublisheddocument/3732/638727090372000000		Rehabilitated commercial or industrial properties over 25 years and age; increase value by no less than 40% without increasing total volume by more than 10%	8 year period of abatement; decreases slowly after year 1	
Lynchburg, City of	https://www.lynchburgva.gov/174/Rehabilitation-Renovation-Program	**Residential:** 10-year program; Bldgs over 50 yrs old + improved value over 40%; rehab completed in 2 yrs; **Multifamily (5 Units or More)**: 8-year progarm; Bldgs over 25 yrs old + improved value over 60%; rehab completed in 2 yrs	**Commercial or Industrial:** 10-year program; Bldgs over 25 yrs old; improved value over 60%; rehab completed in 2 yrs	10 year period; Tax exemption is equal to the difference between the increase in assessed value resulting from the substantial rehabilitation/renovation of a structure and the beginning assessed value... exemption reduced by 25% each year on July 1 during the last three years of each program, with the final year being 25% of the initial exemption	Residential: $125 non-refundable application fee; Multi-family/Commercial/Industrial: $250 fee;
Martinsville, City	https://www.martinsville-va.gov/390/Enterprise-Zone	Partial exemption from taxation of substantially rehabilitated real estate, pursuant to Virginia Code section 58.1-3221 (Structure must be no less than 15 years of age, 100% for 1st tax year, 50% for 2nd, 3rd, 4th and 5th tax year)	Real Property Investment Grants are available for investments made in industrial, commercial, or mixed-use property in an enterprise zone.	In order to qualify for rehabilitation or expansion of existing structures, an investor must spend at least $100,000 in qualified real property improvements.	

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Newport News, City of	This program is available on a city-wide basis and tax abatements can be utilized for all homes, regardless of value or homeowner's income	RES: Bldgs over 15 yrs old; cost of rehab must be at least 10% of assessed proeprty value at begining of work; tax abatement transfers with the title to the property.	*No Commercial Rehab option - BUT but a "Replacement" Tax Abatement program to encourage that any demo of existing residential to be replaced with housing*	10 years: For the first 5 years, abatement shall be an amount equal to 50% of the eligible costs of rehab; In years 6 through 10, abatement shall be reduced by 20% of original amount of exemption for each succeeding year.	
Norfolk, City of	https://www.norfolk.gov/4816/Tax-Abatement-Program	15 years old for residential property (single-family and four or fewer rental units); must increase the assessed of the improvement by 20%; completed within 3 years from approval;	ENTERPRIZE ZONE: 20 years old & COM/INDUST: 40 years old for commercial and industrial property; must increase the assessed of the improvement by 20% or 40% for commercial properties; completed within 3 years from approval;	14 year period;	Four or fewer residential units: $50.00; Five or more residential units: $250.00; Residential condominium conversion: $50.00 per unit; Commercial condominium conversion $250.00 per unit; All other commercial $250.00
Northampton County	https://cdnsm5-hosted.civiclive.com/UserFiles/Servers/Server_14877142/File/Government/Departments_Elected%20Offices/Comm%20of%20Revenue/APPLICATION%20FOR%20PARTIAL%20TAX%20EXEMPTION%20FOR%20REHABILITATED%20STRUCTURES.pdf	Age requirement for residential structure unclear	qualifying commercial/industrial structure must be at least 20 years old as of the date of this initial application or 15 years of age if the structure is located in an area designated as an enterprise zone by the Commonwealth of Virginia	and that the reassessed value after rehabilitation must be 60 percent or more greater than the original assessment. Work must be completed within 2 years from date of this application. Such exemption shall run with the real estate for a period of 10 years.	RESIDENTIAL $125.00 COMMERCIAL/INDUSTRIAL $250.00
Petersburg, City of	https://www.petersburgva.gov/DocumentCenter/View/8943/Rehabiliation-Exemption-Application-Form	The program criteria varies slightly between residential and commercial properties, as well as between certain areas of the City		The exemption is calculated at 100 percent of the rehabilitation credit for five years.	fees are $125 for residential properties and $250 for commercial properties
Portsmouth, City of	Tax exemption program encourages renovation & revitalization of bldgs over 25 yrs old	Residential rehabilitation must increase the base assessed value by at least 40% with less than 15% structural addition.*	Commercial & industrial rehabilitation must increase the base value by at least 60% with less than 15% structural addition.** [Greater benefits to props in Enterprise Zones 1, 2, & 3 - see link]	The exemption period is 10 years	The owner or agent must file application along with a $50.00 application fee
Prince William County	https://www.pwcva.gov/department/tax-administration/rehabilitated-real-estate	RES: at least 15 years old; increase in value must be 25% or more before work; increase in size by no more than 30%.;	Commercial/industrial: Must increase in value 25% or more before work; at least 20 years old; increase in size no more than 100%; Hotel or motel structures must be at least 35 years old and increase in size by no more than 100%.	exemption is applied during a 15-year period and is transferable to a new property owner. The total tax savings is equal to 100% of the exemption each year for the first 10 years. During the next five years the exemption is phased out as follows: 80% in year 11, 60% in year 12, 40% in year 13, 20% in year 14, and 0% in year 15. The total exemption is limited to $750,000 during the program period.	$50 non-refundable application fee
Pulaski, Town of	https://laserfiche.pulaskitown.org/WebLink/DocView.aspx?id=5025&dbid=0&repo=PulaskiLaserfiche&cr=1	RES: rehab must cost more than $5k; abatement for 5 years	COMM/INDUST: rehab must cost more than $10k; abatement for 5 years	Applies to "blighted properties": waives permit fees up to $500; grants available up to $5k to rehab blighted props	
Radford, City of	Has a local Historic Rehab Tax Credit, no exemption program				
Richmond ,City of	https://www.rva.gov/housing-and-community-development/partial-tax-exemption	For SFD & MFDs rehabbed for families up to 80% AMI... Building must be 20 years or older			

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Roanoke, City of	https://www.roanokeva.gov/DocumentCenter/View/1170/Rehabilitation-Incentives-PDF?bidId=	Residential minimum age - 40 yrs old; Must increase value by 40% on residential bldgs; sq. ft. increase not to exceed 100%; 2-yr limit to complete; One exemption per structure	Commercial minimum age - 25 yrs old; must Increase value by 60% on commercial bldgs; sq. ft. increase not to exceed 100%; 2-yr limit to complete work; One exemption per structure	3-yr abatement when residential improvement value exceeds $300,000; 5-yr abatement citywide; 10-yr abatement in Rehab, H1, and H2 Historical/Conservation district;	
Smithfield, Town of/ Isle of Wight County	https://www.isleofwight.gov/government/commissioner_of_the_revenue/rehabilitated_real_estate.php	RES: SFD must be owner occupied over 30 years old; increase in assessed value of 25% or more; no more than 15% SF living area increase		5 year abatement period; $25 fee	
Spotsylvania County	N/A				
Stafford County	N/A				
Staunton, City of	https://www.ci.staunton.va.us/home/showdocument?id=16&t=639219581864117711	RES: at least 25 years old; must increase value by at least 40%, without increasing the total area by more than 15%;	COM: at least 25 years old; increase assessed value at least 60%, with NO increase in total area	**for 7 consecutive years, and is equal to the increase in value of the structure due to the rehabilitation**	cost of $20.00
Suffolk, City of	https://www.suffolkva.us/769/Rehab-Tax-Abatement-Program	RES: Building at least 25 years old; must increase assessed value of structure no less than 40%; square footage of structure shall not be increased by more than 15%.	COM: Building at least 25 years old; must increase assessed value of structure no less than 60%.	10 year period; the partial exemption shall run with the land.	Fee of $20 if applicable. Those properties located in the Urban Enterprise Zone are exempt from the application fee.
Virginia Beach, City of	https://assessor.virginiabeach.gov/relief-incentives/historically-significant-rehabilitated-structures	HISTORIC BLDGS: must be eligible or listed; over 50 years old; exemption is equal to increase in value or an amount equal to 50% of qualifying cost of rehab; runs with the land for 15 years, exemption amount slowly decreases after year 1; no fee	COM/INDUST in "exemption districts": 20 years or older; exemption amount is equivalent ot increase in assessed value - must be more than 40% building's pre-rehab value; runs with land for 15 years; application fee of $100	https://assessor.virginiabeach.gov/relief-incentives/significantly-rehabilitated-commercial-or-industrial-structures-located-in-exemption-districts	
Winchester, City of	https://www.winchesterva.gov/files/assets/public/v/1/taxes/2021-re-application-derelict-abatement-exemption.pdf	SUBSTANTIALLY REHABILITATED RES: any residential real estate within the Historic Winchester District, as defined by Article 14 of the Zoning Ordinance of City of Winchester, as amended, or included on the National Register of Historic Places; existing structure which is no less than 25 years old; improved as to increase value by no less than 40%, without increasing total square footage outside of the existing structure by more than 15%. For sites included on the National Register of Historic Places and outside the Historic Winchester zoning district, the exemption shall only be considered in conjunction with a project qualified for state and/or federal tax credits.	SUBSTANTIALLY REHABILITATED COM/INDUST: any commercial or industrial real estate within the Historic Winchester District, as defined by Article 14 of the Zoning Ord of City of Winchester, as amended, or included on the National Register of Historic Places, existing structure which is no less than 25 years old, improved as to increase value by no less than 40%, without increasing the total square footage outside of the existing structure by more than 15%. For sites included on the National Register of Historic Places and outside the Historic Winchester zoning district, the exemption shall only be considered in conjunction with a project qualified for state and/or federal tax credits	10-year abatement program for rehab of DERELICT PROPERTIES	$20 fee, work completed in 2 years