

Section 27

Virginia Enterprise Zone Program*

INTRODUCTION

This section on the Virginia Enterprise Zone Program is included because of its relevance to local taxation. Along with state grants, local enterprise zones receive tax breaks and other incentives from local governments that must be in accordance with state and local tax law.

PURPOSE FOR THE PROGRAM

The Virginia Enterprise Zone Program was created in 1982 to form a partnership between state and local governments to stimulate job creation, private investment, and revitalization of distressed Virginia localities. The act focused on state and local tax credits to help areas designated as enterprise zones. Cities and counties that applied for, and were granted the designation were able to receive tax credits for businesses situated in the zones. Currently, there are more than 55 enterprise zones in Virginia.

On July 1, 2005 the General Assembly passed the Enterprise Zone Grant Act (§59.1-538), modifying the program to transition from tax credits to grants. The Act authorizes up to 30 enterprise zones in Virginia, with the number being reached as the current zones expire. The zone will receive an initial ten-year designation period, with two five-year renewals possible (§59.1-542.E).

The program is meant to target areas which have the greatest need and in which the greatest impact will be made. Consequently, the ranking of applications requires that 50 percent of an application's suitability rest on a given measure of local economic distress. The application ranks the locality over the most recent three-year period for its average unemployment rate, its average median adjusted gross income, and the average percentage of public school students receiving free or reduced-price lunches.

Only cities and counties can apply for the zone designation (§59.1-542). Towns are considered part of the county acreage. Cities and counties can jointly apply for designation, providing that the proposed zone meets program standards. A locality can choose to put a zone where it best fits local economic development needs. There may be three zones per locality and each zone can be made of three non-contiguous areas.

PROGRAM GRANTS

There are two grants associated with the program: job creation grants and real property investment grants. The job

creation grant is supposed to encourage the creation of higher quality jobs (§59.1-547). If a business within the zone meets a certain job creation threshold, provides health benefits, and pays at least 175 percent of the federal minimum wage, it can receive a grant of up to \$500 per year for each position. A business that meets all the above conditions and pays at least 200 percent of the federal minimum wage can receive up to \$800 per year for each position.

The real property investment grant is meant to encourage creation or renovation of facilities within the enterprise zone (§59.1-548). The grant may be applied to commercial, industrial, or mixed-use buildings, paying up to 20 percent of the cost of qualifying real property. For property investments of less than \$5 million, a grant of up to \$125,000 per building or facility is available for qualifying real property. For property investments of \$5 million or more, the grant may reach \$250,000 for qualifying property. Qualifying real property generally includes costs associated with the physical preparation and physical items such as excavation, grading, paving, driveways, roads, sidewalks, demolition, painting, sheetrock, carpentry, and more. Property that doesn't qualify includes furnishings, appraisal costs, legal costs, closing costs, insurance, and more.

LOCAL INCENTIVES

Along with, and just as important, as the state grants, are the incentives provided by the locality to businesses within the enterprise zone. A locality may offer any incentive as long as it is permissible under federal and state law and as long as it is applied uniformly within the zone (§59.1-543). Incentives may include reduced property taxes, both real and personal, within the zone, partial exemptions for rehabilitated real estate within the zone, reduced permit and user fees, and more.

Table 27.1 list the localities that have enterprise zones. The first column lists the locality. Because localities are allowed to share activities in zones, a new section "Combined Areas," has been added to the usual sections of "Cities," "Counties," and "Towns." The number assigned to the enterprise zone and the year it was created are then listed. These might be listed multiple times because several localities can participate in the same zone without sharing activities. For example, Patrick County and the town of Stuart each participate with their own programs in enterprise zone 22. Finally, the activities are listed for each zone within the locality.

* The information for this section comes from the Virginia Department of Housing and Community Development. See http://www.dhcd.virginia.gov/CommunityDevelopmentRevitalization/Virginia_Enterprise_Zones.htm (10/12/2007).



**Table 27.1
Local Tax Incentives in Enterprise Zones, 2006**

Locality	Zone #	Year Designated	Incentives
Cities			
Alexandria	20	1994	<p>Accelerated development processing. Small business financing. Marketing assistance. Business assistance (in obtaining financing and ID lease or purchase space for expansion). Technical assistance. Capital Improvements (street beautification, installation of street benches and street signs, under grounding of overhead utilities). Removal of blight (remove blight, unsanitary and dangerous housing conditions within EZ). Availability of home rehabilitation loans (enables low income homeowners to correct code violations and structural deficiencies in their homes). Targeted employment training/placement services (address EZ businesses employment and training needs). Crime prevention and security audits.</p>
Bedford City	12	2005	<p>Waiver of zoning and sign permit fees. Accelerated development processing for businesses and industries within zone. 5-year rehabilitated real estate tax exemption. Utility service improvements and reduction of availability/connection fees. 5-year business, occupational, license (BPOL) fee rebates. Right now sites and shell building programs. Main street design services, technical assistance, and matching façade grant. Local personal liaison to act as resource coordinator/clearinghouse for City planning, zoning and permitting, SBDC, etc.</p>
Danville	1	2004	<p>Exemption from City permit fees (plumbing, building, sign, driveway connection, electrical, erosion, and sediment control permits). Discount on purchase price of site(s). Reimbursement of water and sewer connection fees. Real estate tax program for substantially rehabilitated residential, multi-family commercial, industrial, multi-family structures. One year match with state job creation grant. 50% grant of machinery and tools tax grant. 50% Partial Refund of business & professional license fee. Economic & community development fund (UDAG Repayment Funds) used to fund various development programs within zone. Historic building loan fund (below market rate financing to property owners/tenants of historic structure within zones). Architectural assistance program. Façade program (financial assistance for restoration of building facades within area). Housing assistance programs. Main Street/Craghead Streetscape improvements (trees, lighting, signs, etc.). Main Street program. Regional Center for Applied Technology (10% discount on tuition fees for programs). State and federal Historic Tax Credits. Crossings at the Dan (large multi-phase rehabilitation project). Long Mill Project (additional promotion and revitalization efforts). North Main Commercial Revitalization Project.</p>
Danville	57	2001	<p>Reimbursement of water & sewer connection fees. Exemption from City permit fees. Discount on purchase price of site(s). Job creation grant. Machinery and tools tax rebate. Businesses and professional license fee rebate. Shell building program (both zones). Dan River Business Development Center (Incubator). Regional Center for Applied Technology and Training (EZ businesses employee tuition discount).</p>

Table 27.1 Local Tax Incentives in Enterprise Zones, 2006 (continued)

Locality	Zone #	Year Designated	Incentives
Cities (continued)			
Galax	13	1988	Real estate tax exemption for certain rehabilitated commercial or industrial real estate. Real estate tax exemption for certain rehabilitated residential real estate Waiver of building permit fees. 50% waiver of cost associated with connection of new businesses to water and sewer lines. Tax credit for new jobs creation. Long term low interest loan program for façade renovation to businesses. Retail business, wholesale business, and professional occupational license tax credits. Industrial support and retention program (joint partnership between city and chamber). Expanded capacity of municipal wastewater treatment plant for business growth in EZ.
Hampton (Zone 1)	8	2005	Real property rehabilitation tax credit. EZ businesses loan program. Downtown Hampton and Phoebus Loan Assistance. Phoebus Rehabilitation Loan Program. 5-year business license tax refund. 5-year refund of local utility taxes. 3-year capital investment grant. Coliseum central security improvement grant program. Coliseum central cooperative advertising grant program (Limited to Coliseum Central Business District). Coliseum physical improvement grant program. Redevelopment cost write down. Retail revitalization program.
Hampton (Zone 2)	35	1996	Enterprise zone loan program. Defense conversion assistance/technology transfer. Hampton small business incubator. Design assistance for firms to minimize costs of site plan and landscape plan development. Infrastructure improvements (to facilitate the use of underdeveloped properties). Employment training. Marketing within Hampton Roads center EZ.
Hopewell	9	2005	Waiver of City permit fees. Waiver of land development fees (rezoning, zoning ordinance, subdivision, site plan, land disturbance review fees). 5-year commercial rehabilitation real estate tax exemption. Waiver of sewer tap connection fee. Accelerated development processing. Exemption/reduction of business and professional occupational license fees (BPOL)--new firms. Exemption/reduction of business and professional occupational license fees (BPOL)--existing firms. Public infrastructure enhancement (streetscape improvements to downtown). Crime prevention and security risk assessments. Fire safety education seminars. Public facility enhancement (construction of new headquarter library).
Lynchburg (Zone 1)	2	2004	5-/10-year exemption of real estate taxes for qualified rehabilitated residential, commercial, and industrial real estate. Land acquisition program. Availability charge for sewer and water service. 5-year machinery and tools grant. 5-year business license fund. Loan pool program. Utility line improvements. Industrial training programs.
Lynchburg (Zone 2)	46	1996	Extended payment of sewer and water availability fees. 5-year decreasing refund of classified business and professional license fees. 5-year decreasing refund on machinery and tools tax. Enterprise Zone Loan Pool. Negotiable Incentive contracts for large zone investments.

Table 27.1 Local Tax Incentives in Enterprise Zones, 2006 (continued)

Locality	Zone #	Year Designated	Incentives
Cities (continued)			
Martinsville	36	1996	Real Estate tax refund for new investments for commercial and industrial projects. Building permit fee waiver. Water and sewer regulations waived for multiple service on one meter. Machinery and tools tax refund. Low cost loan program. VA Main Street Program. Marketing, advertising, and promotional program. Enterprise zone workshop. Landfill tipping fee refund.
Martinsville	54	2001	Real estate tax refund. Water and sewer regulations waived for multiple service on 1 meter. Building permit fee waiver. Machinery & tools and business equipment tax refund. Landfill tipping fee refund.
Newport News (Zone 1: South)	3	2004	Expansion/re-location cost reduction (land price discount, site work cost contribution, building cost contribution, job creation credit, etc.). Commercial rehabilitation: 5-year real estate property tax abatement. Abatement of business license fee. Refund of local utility taxes. Targeted financing programs (low-interest loans and TA). Blight removal/physical beautification. Crime reduction program. Redevelopment cost write down. HUB zone application assistance. Southeast community revitalization strategy.
Newport News (Zone 2: Midcities)	30	1995	Expansion/re-location cost reduction. Commercial rehabilitation property tax abatement. Waiver of building permit and development fees. Business license fee abatement. Local utility tax refund. Visual improvements program (improve visual appearance of commercial areas within EZ). Main Street program. Improved parking access--Hilton village and Rivermont commercial districts. Title 36 District: City seek designation of a Title 36 District CPA Pool (to EZ businesses).
Newport News (Zone 3: North)	31	1995	Expansion/re-location cost reduction. Business license fee abatement. Local utility tax refund. Funding and construction of industrial infrastructure improvements (streets and extension of water, sewer, etc.).
Petersburg	10	2005	Waiver of building permit fees, zoning filing fees, and land disturbing fees. Real estate rehabilitation tax exemption plus. Waiver of water and sewer permit fee. Reduction of tap fee for water and sewer connections. Discount on purchase price of city-owned sites. Local EZ development fund (grants for developers' large reconstruction projects in zone). Façade improvement grant. Architectural assistance grant. 5-year machinery and tool tax reduction (50%). Federal historic district expansion.
Petersburg	47	1998	Exemption from building permit fees, zoning, filing fees, land disturbing permit fees. Exemption from water and sewer privilege connection fees. Extension of water and sewer lines. 5-year exemption on BPOL tax. Establishment of local enterprise zone development fund. Zone infrastructure improvements (bridge construction to eliminate at-grade rail crossing).

Table 27.1 Local Tax Incentives in Enterprise Zones, 2006 (continued)

Locality	Zone #	Year Designated	Incentives
Cities (continued)			
Richmond (South)	19	1993	Development fee rebate. 15-year real estate tax abatement. Machinery and tools grant. Business enterprise zone loan (BEZL)--small business short and long-term financing. Public loan financing fee rebate. Employment assistance grant. Business relocation grant.
Richmond City (North)	28	1995	Development fee rebate (permits associated with renovation/ construction of commercial facilities). 15-year real estate tax abatement. Public loan financing fee rebate. Machinery and tools tax grant. Business enterprise zone loan. Employment assistance grant. Business relocation grant.
Richmond (East)	29	1995	Development fee rebate (permits for renovation or construction). 15 year real estate tax abatement. Machinery and tools grant. Public loan financing fee rebate. Business enterprise zone loan (BEZL)--small business short and long-term financing. Employment assistance grant. Business relocation grant.
Roanoke (Zone 1)	5	2004	Grant for fees for new construction & rehabilitation of existing buildings. Partial real estate tax exemption. Development fee rebates. Façade rebate grants to IDA of City of Roanoke for renovations Neighborhood and parks grant. Business security grant (for businesses to enact security measures). Job training grants. Fire suppression retro-fit grant and fire hookup rebate.
Roanoke (Zone 2)	42	1996	Rehabilitation of existing structures tax abatement. Building permit fees and comprehensive development plan reviews fee rebate for new building construction and the rehabilitation of existing buildings. Job training grants. City rebates of water, fire, and sewer hookup fees for new building and construction. Water and sewer line extensions. Fire suppression retro-fit grant and fire hookup rebate. Parking lot and landscaping grant. Mini-grants for education classes. Street lights. Neighborhood sidewalks and curbs. Neighborhood organizations mini-grants. Completed 5 kitchens for housing units. Central heating for 5 housing units. Residential home rehabilitation. Sewer hook ups for specific properties.
Suffolk	18	1990	Exemption from local real estate tax. First year 50% reduction of building permit fees. 5-year Reduction of machinery and tool tax. 5-year Reduction of local utility tax. 5-year Reduction of local business, professional, and occupational license (BPOL) tax. City funding for Streetscape Improvement Plan. Quarterly trash and litter clean-up campaigns. Crime prevention assistance and free industrial security audits. Flexible public transit operations (to accommodate employees and customers). City improvement of public parking directional signage. Incorporation of EZ in City's Economic Development marketing material. Consideration of extension of 3-year CBD special taxing district. Encouragement of state to construct Route 58 southern bypass.

Table 27.1 Local Tax Incentives in Enterprise Zones, 2006 (continued)

Locality	Zone #	Year Designated	Incentives
Cities (continued)			
Staunton	17	1990	<p>5-year deferral of increased assessed property value.</p> <p>Permit fee waivers (building and renovation, plumbing, electrical, mechanical, sign, special use, rezoning, and water and sewer connection fees).</p> <p>5-year business grant.</p> <p>5-year 50% grant on machinery and tools tax.</p> <p>5-year Business grant with job creation emphasis.</p> <p>Awards program for business owners.</p> <p>Provision of free horticulture advice to businesses.</p> <p>Sponsorship of seminars for zone businesses (business finance, adaptive reuse, etc.).</p> <p>Professional job recruitment committee.</p> <p>Assistance to businesses in determining training needs.</p> <p>Development of long-term low interest loan pool for physical improvements.</p> <p>Implement landscaping and beautification program for publicly-owned land.</p> <p>Implementation of coordinated crime prevention program within zone.</p> <p>Zoning modifications to compliment industrial, commercial, and residential areas.</p> <p>Initiate outreach effort to inform businesses of Shenandoah Valley Private Industry Council.</p>
Waynesboro	14	1988	<p>Waiver of all city building zoning and development permit fees for businesses.</p> <p>Waiver of business and multi-family water and sewer connection fees.</p> <p>5-year reduction of business and professional occupational licenses.</p> <p>Establish loan assistance programs.</p> <p>Encourage developers and investors to build new/rehab existing buildings.</p> <p>Facade/awning grant program.</p> <p>Implementation of adopted downtown plan.</p> <p>Maintaining total commitment to construction funding and scheduling of all capital improvement projects.</p> <p>Establish a community watch program, including crime analysis.</p> <p>Provide employment and training services directly through community college.</p> <p>Establish EZ marketing and promotion program.</p> <p>Undertake signalization and directional sign improvements.</p>
Counties			
Brunswick County	32	1996	<p>Fast-track permitting.</p> <p>Waiver of building permits for business renovation and rehabilitation.</p> <p>Waiver of building permits for new business construction.</p> <p>Waiver of building permit fees for newly constructed residential property.</p> <p>Discount on site purchase costs.</p> <p>Waiver of water and sewer connection fees.</p> <p>Waiver of real estate taxes for existing business renovation/expansion.</p> <p>Waiver of real estate taxes for rehabilitation of vacant structures.</p> <p>Waiver of real estate taxes for residential rehabilitation/renovation.</p> <p>Waiver of real estate taxes on new business construction.</p> <p>Waiver of real estate taxes for businesses locating in Brunswick County Industrial Park.</p> <p>Machine and tool tax waiver for new business or industry.</p> <p>Machine and tool tax waiver for industrial park businesses.</p> <p>Local assistance/coordination with local banking.</p> <p>Low or no interest fixed asset loan.</p>
Chesterfield (Zone 1)	21	1994	<p>5-year real estate rebate on improvements to structure (at least 15 years old) with improvements leading to at least 15% increase in value.</p> <p>County incur some costs of connecting commercial and industrial businesses to public water and wastewater systems.</p> <p>5-year, 100% exemption of machinery and tool tax.</p> <p>5-year exemption of business, professional, and occupational license fees.</p> <p>Business tangible personal property tax incentive.</p> <p>Develop a business loan program.</p> <p>Initiate public improvement projects that provide physical evidence of revitalization effort.</p> <p>Provide housing rehabilitation loans and grants as part of comprehensive housing and neighborhood revitalization strategy.</p> <p>Develop a marketing, public relation strategy for zone.</p> <p>Fund Revitalization Coordinator position.</p> <p>Undertake an incubator/marketing study for the area.</p> <p>Implementation of Jefferson Davis Corridor Plan.</p> <p>Proactive code enforcement issues.</p>

Table 27.1 Local Tax Incentives in Enterprise Zones, 2006 (continued)

Locality	Zone #	Year Designated	Incentives
Counties (continued)			
Chesterfield (Zone 2)	33	1996	<p>5-year 100% tax credit on increased assessed real property value from rehabilitation work.</p> <p>County incur some costs of connecting commercial and industrial businesses to public water and wastewater systems.</p> <p>County incur cost of site plan review fees, land disturbance permit fees, sign fees, and building permit fees.</p> <p>Business Loan Program.</p> <p>Business Tangible Personal Property Tax Incentive.</p> <p>5-year 100% exemption of machinery and tool tax.</p> <p>5-year 100% exemption of business, professional, and occupational license fees.</p> <p>Initiate public improvement projects that provide physical evidence of revitalization efforts.</p> <p>Provide housing rehabilitation loans and grants as part of comprehensive housing and neighborhood revitalization strategy.</p> <p>Use of an incubator/marketing study.</p> <p>Fund Revitalization Coordinator position.</p> <p>Implement marketing, public relations strategy for zone.</p>
Dinwiddie County	47	1998	<p>5-year 100% tax deferral on increased assessed real property.</p> <p>Shared costs of connecting commercial and industrial businesses to public water and wastewater systems.</p> <p>County covers cost of site plan review fees, land disturbance permit fees, sign fees, and building permit fees.</p> <p>5-year 100% exemption of business, professional occupational license fees (BPOL).</p> <p>7-year grant based on value of business's certified recycling equipment.</p> <p>Proactive code enforcement issues (to enhance area's economic viability).</p>
Greenville	34	1996	<p>Waiver rebate of building permit and zoning fees.</p> <p>Utility service improvements for industry or commercial establishment.</p> <p>Land buy down.</p> <p>Real estate and machinery and tools tax rebate.</p> <p>Rebate of business and professional occupational license.</p> <p>Waiver of water and sewer tap fees.</p> <p>Rehabilitated HUD Section 8 standard or home ownership opportunities for LMI families.</p> <p>Home ownership opportunities.</p> <p>Adult education and employee training.</p> <p>Transportation improvements for EZ business.</p> <p>Enhanced code enforcement.</p> <p>Real estate sales commission policy.</p>
Halifax	15	1988	<p>Exemption of all fees above minimum charge for building, electrical, plumbing and erosion and sediment control.</p> <p>Reduced water and sewer hookup fees for business and industry.</p> <p>5-year business license fee rebate.</p> <p>Revolving loan pool for small business development.</p> <p>5-year utility tax exemption.</p> <p>Financial advisor.</p> <p>1% local sales tax rebate.</p> <p>Interest buy-down fund.</p> <p>Hospitality Stimulus Program.</p> <p>Lake County Development Corporation loans.</p> <p>Infrastructure improvement (water, sewer, etc. for publicly owned sites).</p> <p>Industrial access road funds.</p> <p>Enhanced public services.</p> <p>Improve and upgrade recreational facilities.</p> <p>Litter clean up campaigns.</p> <p>Referrals for housing rehabilitation programs.</p> <p>Employment training programs.</p> <p>Crime prevention programs.</p> <p>Enterprise Zone workshop.</p> <p>EZ advertising and promotion.</p> <p>EZ zoning modifications (lot size, parking ratios, and residential densities).</p> <p>Provision of labor pool information.</p> <p>Emphasize building code enforcement program.</p> <p>CDBG (shell building program and other economic development activities).</p>

Table 27.1 Local Tax Incentives in Enterprise Zones, 2006 (continued)

Locality	Zone #	Year Designated	Incentives
Counties (continued)			
Henrico	28	1995	Accelerated development processing. 7-year rehabilitation real estate tax exemption. Commercial/industrial rehabilitation grant. Plan review and permit fee waivers. Architectural assistance program. Off-site improvement grants (off-site drainage, water and sewer improvements). Fire safety seminars for businesses. Crime prevention through environmental design. Employment and training assistance. Commercial revitalization staff. Training seminars for EZ businesses.
Henry	36	1996	Real estate tax refund for new investments for commercial and industrial projects. Fees waived for water and sewer connections. Building permit fee waiver. Machinery and tools tax refund. Business furniture, fixtures, and equipment tax grant/refund. Marketing, advertising, and promotional program. Enterprise zone workshop.
Henry	54	2001	Fees waived for water and sewer connections. Building permit fee waived. Real estate tax refund for new investments for commercial and industrial projects. Business furniture, fixtures, and equipment tax grant/refund. Machinery and tools tax refund.
James City	37	1996	Industrial Development Authority (IDA) grant based on assessed value of improvements. Permit fee waivers for site plans, subdivisions, erosion, sediment controls, land disturbing, building, electrical, plumbing, and HVAC. 5-year 50% reduction in sewer transmission fees. Permission to use water from permitted wells for businesses in EZ. Fee waivers for Industrial Development Authority Administration fees. 5-year 100% Waiver of consumer utility tax. 2 -year property tax rebate per zone resident (\$400) and county resident (\$200) employees. Renovation of Grove Neighborhood Park. Employee training and education. Assistance (publicizing of job opportunities and application support) in ID local residents who meet State's criteria of low income. Development of marketing plan for EZ by county. Formation of Local Enterprise Zone Association. Development of James River Commerce Center. Grant for establishment/enhancement of day-care/pre-school facilities in zone.
Lee	7	2005	Real estate tax performance grant (based on job creation and wage rate). Building permit fee waivers. Reduction in per-acre land price. Machinery and tool tax performance grant. Building construction direct loan. Prepared building sites.
Mecklenburg	38	1996	Industrial real estate discount (Airport Industrial Park). Industrial real estate discount (Interstate Industrial Park). Waiver of building permit fees. Local assistance/coordination with local banking. Economic stimulus grant (based on machinery and tools tax). Jobs grant. Advertising and promotion to zone (on federal and state agencies involved in economic development).
Mecklenburg	56	2001	Industrial real estate discount (50%). Waiver of building permit fees. 4-year Economic stimulus grant (based on machinery & tools tax paid). Job grant for each full-time permanent job created. Advertising and promotion.

Table 27.1 Local Tax Incentives in Enterprise Zones, 2006 (continued)

Locality	Zone #	Year Designated	Incentives
Counties (continued)			
Orange	39	1996	<p>Permit fee waivers (Zoning, rezoning, and sign permits). Real estate tax abatement for rehabbed structures. Accelerated development processing—fast track review services. Case by case improvements to water/sewer lines to businesses. Architectural and landscaping design assistance. Marketing assistance. Coordinate business management program. Low interest loan programs for commercial, industrial, and residential façade improvements. Matching grants for commercial façade. Housing rehab assistance through HOME. Elimination of zoning provisions restricting upper story residential development in commercial property. Targeted programs of improvements to public amenities (sidewalks, roadways, landscaping, lighting, and public signage). Crime Prevention Programs (Technical assistance with business security) Coordinated program of employee job training opportunities. Coordinate promotional program. Extended payment schedules for fees.</p>
Patrick	22	2002	<p>3-year real estate rehabilitation tax waiver. Building permit waiver. Accelerated local permitting. Below market value sale of Industrial Development Authority land. Extension of water and sewer utilities through eastern section of Joint Zone along U.S. Route 58. 3-year machine and tool tax waiver. Employment training and educational attainment assistance (specific to zone residents and businesses). Transfer station tipping fee reduction. Rich Creek Corporate Park Development Initiative.</p>
Pittsylvania	57	2001	<p>Discount of sites. Water and sewer connection reimbursement. Building permit fee waiver. Partial rebate of machinery and tool tax. Job creation grant. Local sales tax refund. Pittsylvania County Chamber of Commerce membership.</p>
Prince Edward	48	2000	<p>Site purchase discounts. Real estate tax investment grant. Fast-track permitting. Waiver of county building permit fees. Machinery and tools investment grant. Business development. Training assistance (labor pool info, crime and fire prevention education, marketing assistance, business development services, business security audits).</p>
Prince George	16	1990	<p>Water and sewer connection fee waiver. 5-year economic stimulus grant. 5-year rebate on business and occupational tax. Establish a committee to provide financial and technical assistance for loan financing. Marketing assistance for property owners within zone.</p>
Pulaski (Zone 1)	25	1994	<p>Expedited permitting procedures (subdivision, zoning, and erosion control). Financing of 250 acres of publicly owned land and \$2,000 per job credit. Rebate of water and sewer hook-up fees. Off-balance sheet financing (for building and equipment costs). Construction of shell buildings. Reduced water and sewer charges for use of over 1,000,000 gallons per month. Issuance of industrial revenue bonds.</p>

Table 27.1 Local Tax Incentives in Enterprise Zones, 2006 (continued)

Locality	Zone #	Year Designated	Incentives
Counties (continued)			
Pulaski (Zone 2)	40	1996	Rebate of water and sewer hook-up fees. Expedited permitting procedures. 10-year rebate of 1/2 of real property and machinery and tools taxes (based on employment increase 50+ persons). Reduced water and sewer charges for use of over 1,000,000 gallons per month. Off-balance sheet financing (for building and equipment costs). Issuance of industrial revenue bonds. Seek foreign trade zone designation. Local U.S. Customs office.
Scott	43	1996	Real estate tax exemption (based on average wage of employees). Building permit fee waiver. Reduction in asking price on a per acre basis of industrial real estate for basic employment firms. Machinery tool tax exemption (based on average wage of employees). Customized training along with regular courses for study. Inclusion of any release-time or monies spent on education/training in average wage rate of successful participants. Waiver for all installation charges for MountaiNet (internet access) for EZ businesses. Organization of any Industrial leagues or positive outlets for stress management.
Smyth	6	2004	Building permit fee waiver.
Smyth	51	2000	Building permit fee waiver for industrial and commercial buildings 9-year real estate rehabilitation tax exemption. 3-year economic stimulus grant. Targeted technical assistance for apparel companies.
Tazewell	44	1996	3-year annual industrial development grant based on County real estate tax for new/expanding EZ businesses. 3-year rehabilitated real estate partial tax exemption for new/expanding EZ businesses. 3-year annual industrial development grant based on County machinery and tool tax for new/expanding EZ businesses.
Warren	45	1996	5-year real estate tax exemption. 50% reduction on building permit fee and planning and zoning fees. Accelerated review and approval process. 5-year business and occupational license fees exemption. 5-year machinery and tool tax exemption. Technical assistance to businesses for financing applications. Labor pool information provided to qualified business firms.
Washington	51	2000	Building permit and rezoning fee waiver. 9-year real estate rehabilitation tax exemption. Reduction in purchase price of IDA Land. Waiver of application fees for industrial revenue bond financing.
Wythe	11	2005	Discounted price per acre in Progress Park. Rebate of wastewater connection fees. Rebate of water connection fees. Waiver of building permit fees. Fast track permitting. Reduction of water usage rates. Reduction of wastewater usage rates. Joint IDA revolving loan fund interest rate reduction.
Towns			
Chilhowie	51	2000	Water and sewer fee credits for new/expanding businesses. Water and sewer hook-up fee waivers for new businesses. 9-year real estate rehabilitation tax exemption. Business, professional, and occupational license tax credit for businesses creating new jobs in zone.
Clarksville	56	2001	Industrial real estate discount. Waiver of zoning permit fees. Waiver of water/sewer connection fees. 6-year economic stimulus grant. Job grant for each full-time permanent job created. 4-year central business district stimulus grant. Local assistance/coordination with local banks for industrial parks prospects (through Lake Country Development Corporation). Central business district tax assessment relief.

Table 27.1 Local Tax Incentives in Enterprise Zones, 2006 (continued)

Locality	Zone #	Year Designated	Incentives
Towns (continued)			
Farmville	48	2000	25% or \$1,000 waiver for water and sewer availability. 5-year real estate tax investment credit. Accelerated development review process. Reimbursement (up to \$1,000) for architectural design fees for downtown façade improvements. Waiver of land disturbance/soil and erosion permit fees.
Glade Spring	51	2000	9-year real estate rehabilitation tax exemption. Business, professional, and occupational license tax credit for businesses creating new jobs in zone.
LaCrosse	38	1996	Waiver of water and sewer connection fees. Waiver of building permit fees. Economic stimulus grant. Jobs grant. Reduced water and sewer charge. 3-year business license tax.
Lawrenceville	32	1996	Fast-track permitting. Waiver of real estate taxes for existing business renovation/expansion. Waiver of real estate taxes for rehabilitation of vacant structure. Waiver of real estate taxes for residential rehabilitation/renovation. Waiver of real estate tax on new business construction. Waiver of business, professional, and occupation licensing tax.
Narrows	24	1994	Waiver of building permit fees. Real estate tax exemption for certain rehabilitated commercial or industrial real estate. Municipal water, sewer, and other connection fees waiver. Utility fee reduction (%age based on # of jobs created). Retail business, wholesale business, and professional occupational license tax credit. Availability and use assistance of community design guidelines for EZ businesses. Dollar match for façade and outside building improvement (per business). EZ business loan pool for financing. EZ map and brochure. Enterprise zone signage. CPA accountant pool.
Pulaski	41	1996	Rezoning fee waiver. Building permit fee waiver. Utility Improvements Support. Rehabilitated real estate tax abatement. Accelerated development assistance. Business occupation license fee rebate. Additional machinery and tools tax abatement. New machinery and tools tax abatement (50% tax exemption). New building tax abatement (50% tax credit). Business loan program (acquisition or renovation of buildings, purchasing machinery and equipment, working capital). Temporary office space. Economic development stimulus program (50% return on increase in real estate, machinery, and tools taxes over 10-year period). Architecture design assistance. Landscape design assistance. Housing and rehabilitation loan program. Housing rehabilitation tax abatement. Elderly and disabled citizen real estate tax relief. Crime prevention assistance. Fire prevention assistance. Labor pool and demographic information. Real estate market assistance (marketing booklet of available properties).

Table 27.1 Local Tax Incentives in Enterprise Zones, 2006 (continued)

Locality	Zone #	Year Designated	Incentives
Towns (continued)			
Rocky Mount	23	1994	Water and sewer hook-up fees waiver. Waiver of town permit fees: building signs, special use zoning, variance rezoning. 5-year rehabilitated real estate tax exemption. 5-year personal property tax rebate on increase in assessed value. Business license rebate for existing businesses. Below market rate loans for façade renovation within zone. Below market rate loans for residential rehab within zone. Storm drainage improvements within zone. Expanding North Main Street to four lanes. Increased police protection and patrol in EZ. Special job training assistance to zone through use of educational channel and other available job training programs. Establishment of marketing strategy program to promote success of EZ. Establishment of organizations to provide private sector leadership and guidance throughout the zone. Renovation of existing train depot into welcome center and museum. Acquisition of vacant land for commercial and/or industrial development.
Saltville	6	2004	5-year business, professional, and license tax credit. Downtown revitalization grant/loan (storefront improvements for downtown businesses). Tourism marketing mini-grant (for tourism-related businesses). Broadband access connection (50% reimbursement).
South Boston	15	1988	Exemption from water and sewer connection fees. Exemption from real estate taxes of certain rehab properties. Exemption from all fees above minimum charge for building, electrical, plumbing, erosion, sediment control, and rezoning benefits. 5-year business license fee rebate. 5-year utility tax exemption. 1% local sales tax exemption. Enterprise Zone advisory committee. Small business advisory. Hospitality stimulus program. Interest buy-down fund. Employment training programs. Free parking for short-term shoppers. EZ brochure. EZ workshops and meetings.
South Hill	38	1996	Waiver of building permit fees. Economic stimulus grant (based on machinery and tools tax). Jobs grant. Reduced water and sewer charges. 3-year business license tax. Zone clean up.
Stuart	22	2002	Small user water and sewer hookup fee waiver. Large user water and sewer hookup fee reduction or waiver. 3-Year real estate rehabilitation tax waiver. Waiver of deposit for water/sewer/trash pickup. Business, professional occupational license (BPOL) tax waiver. 2-Year Machine and tool tax waiver.
Combined Areas			
Accomack County/ Northampton County	26	1995	Waiver of zoning fee. Finance sewage connection fees for five years at 5% interest. Revolving loan fund. Reimbursement of machinery and tool tax. Business counseling. Technical Assistance for Crime Prevention program. Marketing plan (county promotion of participating businesses).
Carroll County/ Town of Hillsville	27	1995	Water/sewer rate credits. Waiver of building fee. Business, professional, and occupational license tax credits.

Table 27.1 Local Tax Incentives in Enterprise Zones, 2006 (continued)

Locality	Zone #	Year Designated	Incentives
Combined Areas (continued)			
Charlotte County/ Lunenburg County/	48	2000	Site purchase discounts. Real estate tax rebate. Fast-track permitting. Machinery & tools tax rebate. Temporary office space. Technology assistance. Adult education. Workforce training assistance.
Alleghany County/ Covington County/ Town of Clifton Forge	53	2001	Reduction of real estate tax. Zoning fee waiver. Building permit waiver. Reduction of machinery and tools tax. Reduction of utility consumer's tax. Reduction of business license tax. City of Covington small business loan. Virginia Main Street program technical assistance.
Danville/Pittsylvania	57	2001	Regional Industrial Park Development (both zones).
Dickinson County/ Town of Clintwood	49	2000	Annual industrial development grant based on amount of County real estate tax for new/expanding EZ businesses. Rehabilitated real estate partial tax exemption for new/expanding EZ businesses. Waiver of County building permit fees. Waiver of water and sewer connections fees. Annual industrial development grant based on annual amount of County machinery and tool tax for new/expanding EZ businesses. Targeted workforce training grants (priority workforce training grants to EZ businesses).
Lunenburg County/ Town of Kenbridge/ Town of Victoria	55	2001	Reduced/waived land cost in County. Reduced/waived cost of water and sewer extensions. Reduced/waived water and sewer connection fees. 5-year Lunenburg County industrial/commercial development grant (based on real estate taxes incurred by new/expanding industry/commercial businesses). 5-year Lunenburg County industrial/commercial property tax grant (based on real estate taxes incurred by new/expanding industries). Waiver of all building permits and fast tracking permit processing. Waiver of Business license fees. 5-year Lunenburg County industrial/commercial equipment investment grant. Worker training and recruitment. Issuance of tax-exempt industrial revenue bonds to assist in financing projects.
Norfolk City/ Portsmouth City	4	1984	Permit fee reductions. Business license tax reduction. Business utility tax reduction.
Lancaster County/ Northumberland County/ Westmoreland County/ Town of Kilmarnock/ Town of Warsaw	50	2000	Financial inducement for capital investments for new and existing businesses. Financial Inducement for job creation for new and existing businesses.
Town of Saltville/ Smyth County	6	2004	9-year real estate rehabilitation tax credit. Water and sewer fee reduction. 5-year economic stimulus grant (based on machinery and tools taxes). Loan assistance. Training assistance (utilizing training and recruitment programs).

Source: Marwa El-Messidi, Virginia Department of Housing and Community Development.