



Rouss City Hall  
15 North Cameron Street  
Winchester, VA 22601

Telephone: (540) 667-1815  
FAX: (540) 722-3618  
TDD: (540) 722-0782  
Website: [www.winchesterva.gov](http://www.winchesterva.gov)

## Commercial/Industrial/Mixed-Use Property Rehabilitation Grant

The Economic Development Authority of the City of Winchester will provide a cash grant for qualifying rehabilitated real estate within the designated Enterprise Zone. For properties that qualify, the grant will be based on the post-rehabilitation assessed value. For further information, including the provisions for qualification, see Sections 27-29 through 27-29.2 of the City Code.

This application must be completed and transmitted to the City of Winchester Economic Redevelopment Department. No property shall be eligible for exemption unless the appropriate building permits have been acquired and verified by the Building Official, and the Office of the Commissioner of the Revenue has inspected and valued the structure upon receipt of the application and before the rehabilitation has started.

Owner(s) of Record: \_\_\_\_\_  
(As on Tax Bill)

Location of Property: \_\_\_\_\_

Date Structure was built: \_\_\_\_\_ Must be no less than fifteen (15) years of age

Proposed Property Use (If mixed use, percentage of each):

Residential \_\_\_\_\_ Commercial \_\_\_\_\_ Industrial \_\_\_\_\_

Summary of work to be done (Please attach complete description and any additional documentation and/or photographs):

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Property Address: \_\_\_\_\_

I certify that the statements contained in this application are, to the best of my knowledge, both correct and true, given under my hand this \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_.

Signature: \_\_\_\_\_  
(Owner or Agent)

Printed Name: \_\_\_\_\_

Mailing Address: \_\_\_\_\_

Phone Number: \_\_\_\_\_

Email: \_\_\_\_\_

----- OFFICE USE ONLY -----

Account No: \_\_\_\_\_ Tax Map No: \_\_\_\_\_

ECONOMIC REDEVELOPMENT:

This property is located in the Enterprise Zone: \_\_\_\_Yes \_\_\_\_No Date: \_\_\_\_\_

Authorized Signature: \_\_\_\_\_

COMMISSIONER OF THE REVENUE:

Initial Assessment \$\_\_\_\_\_ by\_\_\_\_\_ Date:\_\_\_\_\_

Completed Assessment \$\_\_\_\_\_ by\_\_\_\_\_ Date:\_\_\_\_\_

Percent Improvement \_\_\_\_\_

This grant is approved \_\_\_\_Yes \_\_\_\_No Date: \_\_\_\_\_

Commissioner Signature: \_\_\_\_\_

Comments:

Property Address: \_\_\_\_\_

----- FEE (Revenue code 111-0000-313.03-31) -----

Date Received: \_\_\_\_/\_\_\_\_/\_\_\_\_ Receipt # \_\_\_\_\_ Check # \_\_\_\_\_

Processing fee: \$20.00

Applicant's Information (Please keep a copy for your records)

A summary of the requirements and criteria to qualify for this exemption are set forth below.

1. Property must be located in the Enterprise Zone. Where rehabilitation is achieved through demolition or replacement of an existing structure, the exemption shall not apply when any structure demolished is a registered Virginia landmark; or is determined by the state department of conservation and historic resources to contribute to the significance of a registered historic district; or is a local, state, and/or federally designated historic structure.
2. Existing structure must be no less than fifteen (15) years old.
3. Improved Value Requirement - The structure must be improved as to increase the assessed value by no less than forty percent (40%) for residential and 60% for commercial.
4. The amount of the grant will be \$10,000 for an improved assessed value of at least 40% that yields a post-rehabilitation assessment of under \$150,000. The amount of the grant will increase to \$15,000 with a minimum value of \$150,000 that includes a 40% improvement for residential and 60% for commercial.
5. No property shall be eligible, unless the appropriate building permits have been acquired. Application for exemption must be filed before such work has begun.
6. For commercial or mixed use properties, no more than 40% of the building may be occupied by not for profit entities in order to qualify for the exemption.

GENERAL INFORMATION:

1. Upon receipt of the application, the property will be inspected by the Commissioner of the Revenue to determine the base assessed value prior to commencement of rehabilitation. The base value will generally coincide with the assessed value effective the year application is made. An increased assessment due to a change in value (e.g. reassessment) will not affect the amount of exemption.
2. Upon completion of the rehabilitation (or at any time prior to 30 days before the expiration of the application) an owner may submit a written request to the Commissioner of the Revenue to make a final assessment to determine qualification for the rehabilitated property exemption.
3. The applicant forfeits any eligibility to receive tax abatement on this property upon their acceptance of this grant.
4. For additional information, please contact the Commissioner of Revenue or the Office of Economic Redevelopment at (540) 667-1815.