

Exemption from Land Development Fees Checklist

- The property must be located within the Enterprise Zone Boundaries or inside of the Winchester Historic District.
- Application should be submitted **AFTER** the project.
- A **non-residential** improvement project must have a minimum new construction cost of \$500,000 or if completing a renovation, a cost equal to at least 60% of the pre-renovation assessed value of improvements.
- A **residential** project must result in an assessment of improvements 140% or higher than the average residential improvement within the North Loudoun Street District.
- Financial Value of Incentive:
 - Non-Residential: Cost of building permit, zoning application, or subdivision plat fees.
 - Residential: Cost of building permit, zoning application, or subdivision plat fees.
- Documentation requirements:
 - Completed Application
 - Copy of Business License
 - Completed Vendor Form
 - Proof of payment for improvements
 - Proof of improvements completed/ concept of improvements
 - Tax Information

*****See application for a full list of documentation required*****