

Technology Zone Checklist

- Application should include forms W-OTTZ 1-3 as required, and any documentation required to show the business qualifies for the tax exemption or fee reimbursements.
- Business Type:** A business which derives its gross receipts from computer hardware, software, or telecommunications sales, leases, licensing, or services, and for which the computers or telecommunication is used to provide sales, leases, licensing, or services directly to the customer.
- Business Qualification:** To qualify, the company must have a minimum of 3 employees and an investment of at least \$10,000. The investment may be established by the value of personal property; real estate owned; or the value of a lease of real property for the operation of the technology business.
- The business must be within the designated Winchester Technology Zone.
 - The technology zone shall be that area located within the following boundary lines:
 - Commencing on East Lane at National Avenue;
 - thence south along East Lane to East Cork Street;
 - thence west along East Cork Street to South Cameron Street;
 - thence south along Cameron Street to East Cecil Street;
 - thence west along Cecil Street to the intersection of West Cecil Street and South Braddock Street;
 - thence north along South Braddock Street to Cork Street;
 - thence west along Cork Street to South Washington Street;
 - thence north along Washington Street to the intersection of North Washington Street and West Fairfax Lane;
 - thence east along Fairfax Lane to the intersection of Fairfax Lane and North Loudoun Street;
 - thence north along North Loudoun Street to Baker Street;
 - thence east along Baker Street to North Cameron Street;
 - thence south along North Cameron Street to East Fairfax Lane;

- thence east along East Fairfax Lane to the beginning at East Lane and National Avenue
- **Incentives:**
 - Ten-year exemption of business, professional, and occupational license tax;
 - Ten-year rebate of utility taxes for telephone, electricity, and cable
 - Water and sewer connection fee rebate
 - Building code fee rebate
 - Zoning ordinance fee rebate
 - Subdivision ordinance fee rebate
- If most of the gross receipts of qualified technology business are derived from the operations which qualify the business, all its gross receipts shall be included in the rebates and exemptions.
- Year 1 is the calendar year in which the business becomes a qualified technology business if it qualified prior to December 31 June 30 of the year. Otherwise, year 1 shall be the year following the year in which the business becomes a qualified technology business. Any business established within 12 months of the establishment of a new technology zone or boundaries qualifies for technology zone incentives.
- If a minority of a business's gross receipts is derived from such operations, the rebates or exemptions shall be applied only to that part of the gross receipts which is based on the sales or services via such qualifying operations

****See application for a detailed list of documents and steps requirements****