

# 1999 SESSION

INTRODUCED

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## SENATE BILL NO. 998

Offered January 19, 1999

A *BILL to amend the Code of Virginia by adding in Article 5 of Chapter 22 a section numbered 15.2-2239.1, relating to capital improvements program; issuance of building permits.*

Patrons—Mims; Delegate: May

Referred to Committee on Local Government

**Be it enacted by the General Assembly of Virginia:**

**1. That the Code of Virginia is amended by adding in Article 5 of Chapter 22 a section numbered 15.2-2239.1 as follows:**

*§ 15.2-2239.1. Issuance of building permits may be based on capital improvements in high-growth localities.*

*Notwithstanding any contrary provision of law, any locality which has had population growth of ten percent or more from the next-to-latest to the latest decennial census year, may by ordinance establish the maximum number of residential building permits to be issued in each calendar year. However, the locality shall first (i) establish reasonable, maximum debt ratios for the locality after consultation with its financial advisors, (ii) adopt a capital improvements program and annually fund the program and (iii) annually fund at least ten percent of the capital improvements program with current revenues, exclusive of debt service or proffered zoning conditions. The number of new residential units in each upcoming calendar year is to be determined by analyzing the ability of the locality to provide school capacity as measured against the adopted maximum debt ratios and capital improvements program. The number of new residential units for the upcoming calendar year may be established by an ordinance adopted no later than July 1 of each year.*

*In addition, the ordinance may include reasonable provisions for (i) the allocation of residential building permits by established planning areas during the year and (ii) the payment by the builder of a proportional cash contribution for school capital costs in the event the builder seeks a building permit beyond the established limit for the year.*

*The provisions of this section shall expire on July 1, 2004.*

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