

Commission on Local Government

Estimate of Local Fiscal Impact

2022 General Assembly Session

Bill: HB272

Special Session:

Patron: Marshall, III

Date: 2/11/2022

In accordance with the provisions of §30-19.03 of the Code of Virginia, the staff of the Commission on Local Government offers the following analysis of the above-referenced legislation:

Bill Summary:

Local land use approvals; extension of approvals to address the COVID-19 pandemic. Extends from July 1, 2022, to July 1, 2023, the sunset date for various local land use approvals that were valid and outstanding as of July 1, 2020. The bill also provides that its provisions shall not be construed to extend previous extensions related to the COVID-19 housing crisis.

Executive Summary:

All responding localities reported a negative fiscal impact of \$0 or equivalent amount.

Localities noted that continual adjustments to land use approvals could produce negative fiscal impacts.

Local Analysis:

Locality: Augusta County

Estimated Fiscal Impact: \$0.00

Fiscal impact is not calculated due to unknowns of actual development (and therefore tax base) that could have occurred previous to the delay. It appears that a developer could delay for reasons other than the pandemic also.

Locality: City of Alexandria..

Estimated Fiscal Impact: \$0.00

No impact, as we have extended our land use approvals through the same time period already.

Locality: City of Danville

Estimated Fiscal Impact: \$0.00

No impact is estimated

Locality: City of Manassas

Estimated Fiscal Impact: \$0.00

There is no fiscal impact to the City of Manassas.

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**Locality:** City of Roanoke

**Estimated Fiscal Impact:** \$0.00

Roanoke City does not have many properties under Land Use.

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Locality: County of Mecklenburg

Estimated Fiscal Impact: \$0.00

There is no direct fiscal impact to an extension. The deadline as is will not spur extra development into existence. Further, the standards the approvals are operating under are fairly recent, so costs incurred because legacy approvals do not adhere to any more up to date standards is likely minimal.

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**Locality:** Montgomery County

**Estimated Fiscal Impact:** \$0.00

The proposed bill does not have any fiscal impact on Montgomery County.

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Locality: Rappahannock County

Estimated Fiscal Impact: \$1.00

No significant fiscal impact, however prolonged approvals can be problematic as continued development occurs in the area proximal to the initial approval ... What happens is that the tie-in development work becomes very complex.

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**Locality:** Town of Blacksburg

**Estimated Fiscal Impact:** \$0.00

Should cause no issues for the Town.

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Locality: Town of Christiansburg

Estimated Fiscal Impact: \$0.00

This extension would not create any extra expense to the Town of Christiansburg.

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**Locality:** Town of Leesburg

**Estimated Fiscal Impact:** \$0.00

We have seen these 'extensions' of Special exception approvals before and there will not be any sizable fiscal impacts for the Town. The only direct impact may be delayed collection of zoning permit fees associated with the development. Those are very minor. Indirect fiscal impacts could result if the property, for example is commercial, and there is a delay in construction and thus a delay in the collection of tax revenue, BPOL, etc.

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Locality: Town of Luray

Estimated Fiscal Impact: \$0.00

No fiscal impact

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**Locality:** Town of Marion.

**Estimated Fiscal Impact:** \$0.00

No budgetary impact

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Professional and Other Organization

Analysis:

Organization: Northern Neck PDC

No negative impact. Allows for local governments to maximize efficiency from approvals already allowed, and prevents duplication of staff efforts.