

# Commission on Local Government

## Estimate of Local Fiscal Impact

2024 General Assembly Session | 01/14/2024

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 legislation impacting local governments.

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**SB296: Local planning commission; action on proposed plats, site plans, and development plans.**  
(Patron: Schuyler T. VanValkenburg)

**Bill Summary: Local planning commission; action on proposed plats, site plans, and development plans; residential use.** Requires local planning commissions to use the same approval process for residential development projects as is currently required for commercial development projects.

**Local Fiscal Impact:** Net Additional Expenditure:   X   Net Reduction of Revenues:           

### Summary Analysis:

**Number of Localities Responding: 6 Cities, 7 Counties, 4 Towns, 1 Other**

Localities estimated no negative fiscal impact from SB296.

Most localities noted that they already use the same approval process for residential and commercial development projects, so this legislation would not require them to make any changes. One locality stated that they have, on average, only one residential plat to review per year, so there is no anticipated fiscal impact.

**Net Increase in Expenditures: Itemized Estimates by Responding Localities**

Locality	Juris	Recurring Expense- Personnel		Recurring Expense - Operating		Recurring Expense - Capital		Recurring Expense - Other	
		FY25	FY26	FY25	FY26	FY25	FY26	FY25	FY26
City of Alexandria	City								
City of Danville	City								
City of Harrisonburg	City								
City of Richmond	City								
City of Winchester	City								
Lynchburg	City								
Bedford	County								
Charlotte County	County								
Chesterfield County	County								
Mecklenburg County	County								
Montgomery County	County								
Prince George County	County								
Rappahannock County	County								
Northern Neck PDC	Other								
Town of Blacksburg	Town								
Town of Chincoteague	Town								
Town of Christiansburg	Town								
Town of Marion	Town								

### Net Increase in Expenditures: Itemized Estimates by Responding Localities

[illegible]

Locality	Expenditure Narrative by Responding Localities
City of Alexandria	Currently, there is no anticipated fiscal impact of this proposed bill.
City of Danville	This would not impact our current Planning Commission Process.
City of Harrisonburg	The City of Harrisonburg's planning commission already uses the same approval process for residential development projects as is currently required for commercial development projects. There will be no financial impact.
City of Richmond	No fiscal impact. The City of Richmond Planning Commission already uses the same approval process for residential and commercial development projects.
City of Winchester	
Lynchburg	Process is the same for residential and commercial currently
Bedford	
Charlotte County	
Chesterfield County	
Mecklenburg County	This would not require any modifications to current staff work. We, on average, have, at most, one new residential plant to consider annually.
Montgomery County	This bill would not impact County revenues, as the level of review done by our Planning Commission for residential development and commercial development is already the same.
Prince George County	Limited fiscal impact; funds are held in escrow to return once project is complete; no impact on County's position.
Rappahannock County	
Northern Neck PDC	Planning District Commissions issue no approvals for localities' development projects.
Town of Blacksburg	Believed to have little impact on our current process.
Town of Chincoteague	
Town of Christiansburg	We currently have the same review process for commercial and residential.
Town of Marion	Already in place