

35 **Section 4-32-4. – Definitions.**

- 36 (a) *Application* means the form provided by the Director to be filed by an applicant seeking
37 approval of the redevelopment of an assemblage of parcels and the granting of
38 economic and regulatory incentives under the terms of this Article.
- 39 (b) *Assemblage* means the combination of adjoining parcels, with different owners, into a
40 single development in accordance with this Article.
- 41 (c) *Commercial and industrial properties* means all real property, excluding commercial
42 condominiums, used for or zoned to permit commercial or industrial uses that are
43 approved and designed for retail or wholesale trade, hotel, restaurant, offices, clinics,
44 warehouses, light manufacturing, and other such uses. Such classification of real
45 property excludes all residential uses.
- 46 (d) *Director* means the Director of the Department of Planning and Development or the
47 Director’s designee.
- 48 (e) *Economic Revitalization Zone (ERZ)* means an individual zone located within a
49 Revitalization and Redevelopment Economic Incentive Area and created by ordinance
50 adopted by the Board of Supervisors under this Article.
- 51 (f) *Effective date* means the date an individual Economic Revitalization Zone is created as
52 set by ordinance under this Article.
- 53 (g) *Multifamily residential development* includes apartments or any building containing
54 more than four residential units, including live-work development as defined in the
55 Zoning Ordinance or senior housing units. Such classification of real property excludes
56 single-family detached and attached residential units, cooperatives, and residential
57 condominiums.
- 58 (h) *Proposed redevelopment* means the proposed site design and uses submitted by the
59 applicant(s) for approval under this Article.
- 60 (i) *Qualifying property* means any newly formed assemblage approved as an Economic
61 Revitalization Zone by the Board of Supervisors under this Article.
- 62 (j) *Revitalization and Redevelopment Economic Incentive Program* includes designated
63 Revitalization and Redevelopment Economic Incentive Areas listed in Section 4-32-5
64 below, within which Economic Revitalization Zones may be adopted, in accordance
65 with Va. Code §§ 15.2-1232.2 and 58.1-3219.4.

66 **Section 4-32-5. – Revitalization and Redevelopment Economic Incentive Areas.**

67 The following areas are hereby recognized as areas that merit economic revitalization and
68 redevelopment opportunities and are included in the Revitalization and Redevelopment Economic
69 Incentive Program and are collectively referred to as “Revitalization and Redevelopment
70 Economic Incentive Areas”:

- 71 (a) Annandale Incentive Area: the Annandale Community Business Center, as set forth in the
72 Fairfax County Comprehensive Plan, 2026 Edition, Area Plan I, Annandale Planning

73 District Overview, Annandale Community Business Center, as amended through 9-10-
74 2024, Figure 7, “Annandale Community Business Center”.

75
76 (b) Bailey’s Crossroads/ Seven Corners Incentive Area: the Bailey’s Crossroad/Seven Corners
77 Commercial Revitalization District as identified in the Fairfax County Zoning Ordinance
78 Section 3102, Commercial Revitalization Districts, Table 3102.1.

79
80 (c) Culmore Incentive Area: the area located between the Bailey’s Crossroads Community
81 Business Center and the Seven Corners Community Business Center that abuts Leesburg
82 Pike (Route 7), as depicted on map 5.

83
84 (d) Huntington Incentive Area: Land Units E, I and a portion of Land Unit G (parcels 33, 45
85 and 45A) of the Huntington Transit Station Area, as set forth in the Comprehensive Plan,
86 2026 Edition, Area Plan IV, Mount Vernon Planning District Overview, MVI Huntington
87 Community Planning Sector, as amended through 12-9-2025, Figure 8, “Huntington
88 Transit Station Area” and also as depicted on map 6.

89
90 (e) Lake Anne Incentive Area: the Lake Anne Commercial Revitalization Area, coextensive
91 with the area set forth in the Comprehensive Plan, 2026 Edition, Area Plan III, Reston,
92 Village Centers, as amended through 9-10-2024, Figure 17, “Lake Anne Village Center
93 Land Units and Historic Overlay District”.

94
95 (f) Lincolnia Incentive Area: the Lincolnia Community Business Center, as set forth in the
96 Comprehensive Plan, 2026 Edition, Area Plan I, Lincolnia Planning District Overview,
97 Lincolnia Community Business Center, as amended through 9-10-2024, Figure 9,
98 “Lincolnia Community Business Center”.

99
100 (g) McLean Incentive Area: the McLean Commercial Revitalization District as identified in
101 Fairfax County Zoning Ordinance Section 3102, Commercial Revitalization Districts,
102 Table 3102.1.

103
104 (h) Richmond Highway Incentive Area: the Richmond Highway Commercial Revitalization
105 District as established in Zoning Ordinance Section 3102, Commercial Revitalization
106 Districts, Table 3102.1 and the following areas within the Richmond Highway Corridor as
107 set forth in the Comprehensive Plan, 2026 Edition, Area Plan IV, Richmond Highway
108 Corridor Area, Suburban Neighborhood Areas, as amended 12/9/2024:

109 (1) Suburban Neighborhood Areas between North Gateway and Penn Daw Community
110 Business Centers, Figure 72, “SNAs Between North Gateway and Penn Daw CBCs”.

- 111 (2) Suburban Neighborhood Areas between Penn Daw and Beacon/Groveton CBCs,
 112 Figure 73, “SNAs Between Penn Daw and Beacon/Groveton CBCs”.
- 113 (3) Suburban Neighborhood Areas between Beacon/Groveton and Hybla Valley/Gum
 114 Springs CBCs, Figure 74, “SNAs Between Beacon/Groveton and Hybla Valley CBCs”.
- 115 (4) Suburban Neighborhood Areas between Hybla Valley/Gum Springs and South County
 116 Center CBCs, Figure 75, “SNAs between Hybla Valley/Gum Springs and South
 117 County Center CBCs”.
- 118 (5) Suburban Neighborhood Areas between South County Center and Woodlawn CBCs,
 119 Figure 76, “SNAs between South County Center and Woodlawn CBCs”.
- 120 (6) Suburban Neighborhood Areas adjacent to Woodlawn CBC, Figure 77, “SNAs
 121 Adjacent to Woodlawn CBC”.
- 122 (7) Land Units R and Q of the Huntington Transit Station Area, as set forth in
 123 Comprehensive Plan, 2026 Edition, Area Plan IV, Mount Vernon Planning District
 124 Overview, MVI Huntington Community Planning Sector, as amended through 12-9-
 125 2025, Figure 8, “Huntington Transit Station Area”.
- 126 (8) The areas located between a Richmond Highway CRD and a Richmond Highway
 127 Suburban Neighborhood Area that abut Richmond Highway, as depicted on maps 1-4.
- 128
- 129 (i) Springfield Incentive Area: the Springfield Commercial Revitalization District as
 130 identified in the Fairfax County Zoning Ordinance Section 3102, Commercial
 131 Revitalization Districts, Table 3102.1, and the Franconia-Springfield Transit Station Area,
 132 except for those areas planned for single-family residential development, (i.e. sub-units Q
 133 and R and the portion of sub-unit N north of the Springfield-Franconia Parkway) per the
 134 Comprehensive Plan, 2026 Edition, Area Plan IV, Franconia-Springfield Area and Fort
 135 Belvoir North Area, Franconia-Springfield Area, Land Unit Recommendations, as
 136 amended through 11/19/2024, Figure 7, “Franconia Springfield Area Land Unit Map”.
- 137
- 138 (j) Maps 1 through 6 referenced in this Section are attached to the Board Item for the May 5,
 139 2026, public hearing held to consider adoption of the ordinance establishing this Article 32
 140 and are on file with the Clerk to the Board of Supervisors.

141 **Section 4-32-6. – Application and Review of Eligibility.**

- 142 (a) The Director will establish and publish procedures for submitting an application. Owners
 143 of property located within a Revitalization and Redevelopment Economic Incentive Area
 144 as designated herein may submit an application to the Director for adoption of an ordinance
 145 to create an Economic Revitalization Zone.
- 146 (b) Such application must be submitted on a form provided by the Director and must include
 147 a plan for development, as well as any schedules, plans, specifications, and an estimated

148 fair market value of the proposed redevelopment and such other information required by
149 the published procedures.

150 (c) Every owner of any parcel included in the application must consent in writing to the
151 application. However, an individual who is the owner of an undivided interest in a parcel
152 may apply on behalf of himself and the other owner(s) of that parcel upon submitting an
153 affidavit that the other owners either: (1) consent to the application, (2) are minors, or
154 (3) after a diligent search, cannot be located.

155 (d) Upon receipt of an application, the Director will determine whether the application meets
156 the eligibility criteria set forth in this Article and all laws and policies related to the
157 provision and preservation of affordable housing. If the Director finds the application is
158 eligible, the Director will forward it to the Department of Tax Administration (DTA) for
159 calculation of an estimated base fair market value based upon the initial proposed
160 development. Any application that fails to meet the eligibility criteria will not be accepted
161 and will be accepted only after all missing criteria are met.

162 (e) The Director will submit an eligible application to the Board for its consideration to adopt
163 an ordinance to create an Economic Revitalization Zone either in conjunction with a
164 concurrent rezoning application or separately for a by-right redevelopment proposal.

165 (f) The application must meet all terms of this Article, as well as Virginia and local law, before
166 being submitted to the Board for adoption of an ordinance to create an Economic
167 Revitalization Zone.

168 **Section 4-32-7. – Eligibility.**

169 (a) The proposed redevelopment must be commercial, industrial, or multifamily residential
170 development, or any combination thereof, within the territorial limits of a Revitalization
171 and Redevelopment Economic Incentive Area as described in Section 4-32-5.

172 (b) Applications must contain a newly proposed assemblage, which proposed assemblage was
173 not previously approved for a rezoning or site plan by the County, of at least two contiguous
174 parcels each having separate ownership that collectively total at least two acres. The
175 application must conform to all laws and policies related to the provision and preservation
176 of affordable housing and the use and consolidation recommendations in the
177 Comprehensive Plan. Smaller acreages may be considered by the Board for good cause
178 shown, such as to facilitate redevelopment of parcels. A single parcel may contain multiple
179 structures, but all structures must be substantially contained within its parcel lot lines
180 before approval of the application.

181 (c) A minimum of two acres of the assemblage must be located within a Revitalization and
182 Redevelopment Economic Incentive Area for the entire assemblage to qualify. Some small
183 acreage of the assemblage may lie outside of the delineated boundary of the Revitalization
184 and Redevelopment Economic Incentive Area but the area outside of the boundary cannot
185 be counted toward the two-acre minimum requirement.

- 186 (d) Applicants must obtain any necessary zoning, site plan, or other approvals required by the
- 187 Zoning Ordinance and state and local law before receiving incentives.
- 188 (e) No improvements made to real property are eligible for real estate tax incentives under this
- 189 Article unless the real property is located within an Economic Revitalization Zone
- 190 approved by the Board in accordance with this Article.

191 **Section 4-32-8. – Calculation of Partial Real Estate Tax Exemption.**

192 In accordance with the process set forth herein, a qualifying property will receive a partial
193 tax exemption to only the general real property tax in an amount that is equal to the difference
194 between (i) the Base Value, defined below; and (ii) the fair market value of the qualifying property
195 including all new structures or other improvements at the time of the final inspection and valuation.
196 The partial exemption may also include the difference between the Base Value and any increase
197 or decrease in the fair market value of the qualifying property as annually assessed by the
198 Department of Tax Administration during the time the Economic Revitalization Zone is in effect
199 as determined by the Board at the time of adoption of the ordinance.

- 200 (a) Following Board adoption of an ordinance to create an Economic Revitalization Zone and
- 201 granting approval of the application and upon written request from the applicant, the
- 202 Department of Tax Administration will determine a final base fair market value (“Base
- 203 Value”) for the qualifying property. The Base Value is the fair market value of the
- 204 qualifying property at the time of this determination plus the first \$1,000 in assessed value
- 205 on the structure(s) planned to be built or repurposed on the assemblage.
- 206 (b) The Applicant may submit a written request for final inspection and valuation by the
- 207 Department of Tax Administration at any time after construction of any structure is
- 208 substantially complete (“substantially complete” or “substantial completion” meaning the
- 209 point where the physical shell is completed and basic components of the building are
- 210 installed and improved including complete installation of elevators, electrical, HVAC, and
- 211 fire prevention sprinkler systems). If the proposed development contains multiple
- 212 buildings to be constructed or repurposed in multiple stages, the tax exemption will be
- 213 recalculated for each parcel upon substantial completion and a final inspection and written
- 214 valuation request from the applicant.
- 215 (c) The Department of Tax Administration will provide written notification to the property
- 216 owner of the amount of the assessment of the qualifying property that will be exempt from
- 217 real property taxation and the period of such exemption.
- 218 (d) The partial tax exemption will run with the land, and, except as otherwise provided in this
- 219 Article, the owner of such qualifying property during each year of the partial exemption
- 220 will be entitled to receive a partial tax exemption in the amount specified by the Department
- 221 of Tax Administration.

222

223 **Section 4-32-9. – Economic Incentives.**

224 (a) Financial incentives include:

- 225 (1) A 10 percent reduction in the site plan fee submitted at the time of application.
226 (2) Partial real estate tax incentives as set forth in Section 4-32-8.

227
228 **Section 4-32-10. – Timing or Effective Date of Incentives.**

229 Individual ordinances adopted to create new Economic Revitalization Zones under this
230 Article will remain in effect for a period of up to 10 years from the effective date. The effective
231 date must be identified in the ERZ ordinance and must commence within three years after the date
232 of initial adoption of the ERZ ordinance; however, if the applicant demonstrates good cause the
233 Board may set an effective date up to four years after the date of the initial adoption of the ERZ
234 ordinance. The date upon which the Economic Revitalization Zone is no longer in effect is the
235 termination date. Real estate tax incentives as set forth in Section 4-32-8 will be effective on
236 January 1 of the tax year following the year in which substantial completion occurs or the effective
237 date, whichever is later, and will terminate on the termination date, subject to Section 4-32-11.
238 After the termination date the real estate assessment on the parcels that constituted the Economic
239 Revitalization Zone will revert to full market value.

240
241 **Section 4-32-11. – Failure to Pay Real Estate Taxes in a Timely Manner.**

242 The incentives provided for in Section 4-32-8 will be suspended if the real estate tax on the
243 qualifying property is not paid on or before the date required by Sections 4-10-1 and 4-10-2.
244 Failure to pay the real estate tax on or before the day on which it is due will result in the forfeiture
245 of any incentives in that year, and in such cases, the taxpayer will be liable for the annual real
246 estate tax that otherwise would have been assessed on the full fair market value of the improved
247 property. Late payment of the real estate tax on the qualifying property will be subject to late
248 payment penalties and interest in accordance with Sections 4-10-1 and 4-10-2. However, the
249 Director of DTA may waive any penalty and interest and reinstate the real estate tax exemption if
250 the Director of DTA determines that the failure to pay the real estate tax was not in any way the
251 fault of the taxpayer.

252
253 **Section 4-32-12. – Sunset Date.**

254 This Article automatically terminates at midnight on May 6, 2046, unless extended by the
255 Board.

256
257 **Section 4-32-13. – Areas Established Under This Article.**

258 Ordinances creating specific Economic Revitalization Zones included in the
259 Revitalization and Redevelopment Economic Incentive Program will be listed in Appendix X.

260

261 **2. That a new Appendix X is adopted, as follows:**

262 **Appendix X. – Economic Revitalization Zone Ordinances.**

263 The following ordinances have been adopted by the Board of Supervisors pursuant to
264 Article 32 of Chapter 4 of the Code.

265 **3. That the provisions of this ordinance will take effect on May 6, 2026.**

266

267

268

269

270

271

272

GIVEN under my hand this _____ day of _____, 2026

Jill Cooper
Clerk for the Board of Supervisors

