

AN ORDINANCE AMENDING CHAPTER 18 OF THE ACCOMACK COUNTY CODE, ENTITLED, "BUILDINGS AND BUILDING REGULATIONS," TO ADD SECTION 18-2.1 THERETO, TO PROVIDE FOR THE WAIVER OF BUILDING PERMIT FEES AND OTHER COUNTY PERMIT FEES ASSOCIATED WITH THE CONSTRUCTION, OR MAJOR RENOVATION OR REHABILITATION, OF HOUSING BY A 501(c)(3) ORGANIZATION WITH A PRIMARY PURPOSE OF ASSISTING WITH THE PROVISION OF AFFORDABLE HOUSING OR BY A PRIVATE-SECTOR ENTITY THAT IS PURSUING AN AFFORDABLE HOUSING DEVELOPMENT.

WHEREAS, Section 15.2-958.4 of the Code of Virginia authorizes a locality to provide, by adoption of an ordinance, for the waiver of building permit fees and other fees associated with the construction, renovation or rehabilitation of housing by a § 501(c)(3) organization with a primary purpose of assisting with the provision of affordable housing or by a private-sector entity that is pursuing an affordable housing development; and

WHEREAS, the Accomack County Board of Supervisors finds it to be in the best interest of the public health, safety and welfare to adopt an ordinance providing for the waiver of building permit fees and other County permit fees associated with the construction, or major renovation or rehabilitation, of housing by a § 501(c)(3) organization with a primary purpose of assisting with the provision of affordable housing or by a private-sector entity that is pursuing an affordable housing development.

NOW, THEREFORE, BE IT ORDAINED by the Accomack County Board of Supervisors that Chapter 18 of the Accomack County Code, entitled "Buildings and Building Regulations," is hereby AMENDED and REORDAINED to add Section 18-2.1 thereto as follows:

Chapter 18 – BUILDINGS AND BUILDING REGULATIONS

Sec. 18.2.1. – Waiver of Permit Fees for Affordable Housing.

A. Fees for building permits and other County permits associated with the construction, major renovation or major rehabilitation, of housing shall be waived for (i) a § 501(c)(3) organization with a primary purpose of assisting with the provision of affordable housing that is engaged in the construction, major renovation, or major rehabilitation of affordable housing, and (ii) a private-sector entity that is pursuing an affordable housing development.

B. As used herein, the term “affordable housing” shall mean housing that is affordable to households with incomes at or below the area median income, provided that the occupant pays no more than thirty percent of his gross income for gross housing costs, including utilities.

C. Any entity seeking waiver of permit fees under this section shall present the County with sufficient documentation to demonstrate that such waiver will facilitate the construction, major renovation, or major rehabilitation of affordable housing as defined herein. In the event a permit applicant is unable to demonstrate to the satisfaction of the county administrator or designee that the waiver will facilitate the construction, major renovation, or major rehabilitation of affordable housing, the permit applicant shall pay the applicable fee and be entitled to a refund at such time, if any, that the applicant is able to present sufficient evidence of the construction, major renovation, or major rehabilitation of affordable housing.

D. For housing developments that do not consist entirely of affordable housing, the County will prorate the building permit waiver or refund based on the percentage of housing that qualifies or will qualify as affordable housing.

E. This section shall apply to towns in which the County enforces the Uniform Statewide Building Code.

This ordinance shall be effective immediately upon adoption.

VOTE:

AYES:

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NAYS:

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ABSENT:

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Accomack County Board of Supervisors

By:


H. Jackie Phillips, Chairman

Dated:

12/17/2025

I hereby certify that the foregoing is a true and correct copy of the Ordinance approved December 17, 2025, at a meeting of the Accomack County Board of Supervisors, Accomack County, Virginia.

A COPY TESTE:



Michael T. Mason, County Administrator/Secretary
to the Board