



COUNTY OF ALBEMARLE
Department of Community Development
401 McIntire Road, North Wing
Charlottesville, Virginia 22902-4596

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MEMORANDUM

FROM: Roderick Burton, Data Management Coordinator, Div. of Information Services

DATE: February 19, 2016

RE: **2015 Year End Certificate of Occupancy Report**

The following pages contain the 2015 Year End Certificate of Occupancy Report. To assist in the analysis of development activity for 2015, a map has been included in the report. The map displays the location of development activity associated with the report. It is intended to be a useful tool for examining the recent distribution and comparative densities of development activity for areas of Albemarle County.

At this time, it is planned that maps will only be included in the annual reports. This timetable allows for a comprehensive depiction of annual development activity. Please feel free to contact Roderick Burton at (434) 296-5832 or rburton@albemarle.org, regarding any questions about the reports or maps.

2015 YEAR END CERTIFICATE OF OCCUPANCY REPORT

County of Albemarle
Community Development Department
Information Services Division
401 McIntire Road
Charlottesville, Virginia 22902-4596
(434) 296-5832

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I. Comparison of New Residential Dwelling Units (Table I & Chart A)

II. Comparison of Residential Dwelling Units by Type (Tables II, III, & IV)

III. Comparison of All Building Permits (Table V)

KEY TO TYPES OF HOUSING REFERRED TO IN REPORT

SF	Single-Family (includes modular)
SFA	Single-Family Attached
SF/TH	Single-Family Townhouse
SFC	Single-Family Condominium
DUP	Duplex
MF	Multi-Family
MHC	Mobile Home in the County (not in an existing park)
AA	Accessory Apartment

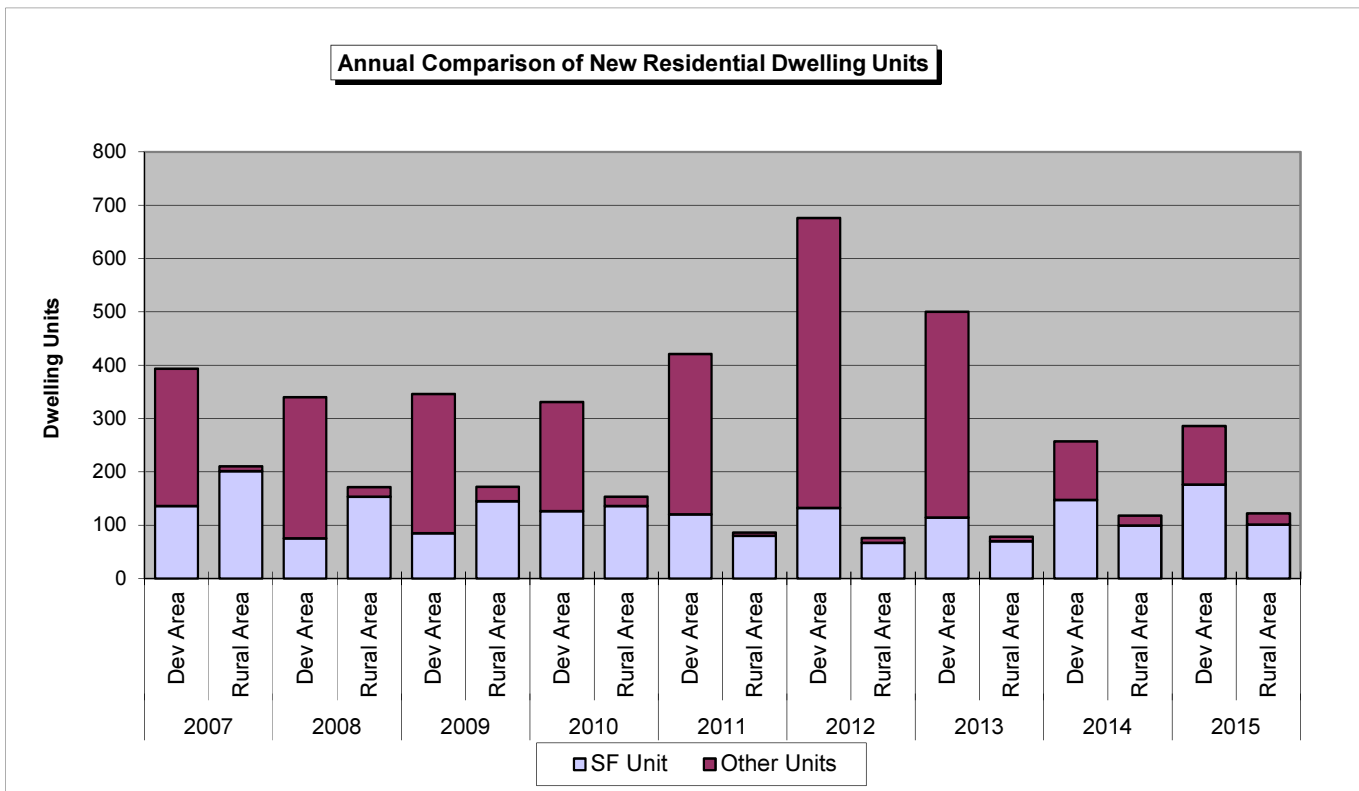
During 2015, 408 certificates of occupancy were issued for 408 dwelling units. There were seven permits issued for mobile homes in an existing parks, at an exchange rate of \$2,500, for a total of \$17,500. There were no permits issued for the conversion of an apartment to a condominium.

I. Comparison of Residential Dwelling Units

Table I. Comparison of New Residential Dwelling Units by Comprehensive Plan Development Area and Rural Area

Quarter	2007		2008		2009		2010		2011		2012		2013		2014		2015		2015 Totals
	Dev	Rural	Dev	Rural	Dev	Rural	Dev	Rural	Dev	Rural	Dev	Rural	Dev	Rural	Dev	Rural	Dev	Rural	
1st Quarter	91	36	166	36	57	47	92	89	32	22	95	10	104	10	38	20	57	30	87
2nd Quarter	132	75	52	48	52	32	111	22	69	25	108	21	260	22	72	28	102	41	143
3rd Quarter	104	47	57	45	168	30	76	18	52	17	215	22	81	17	77	20	69	26	95
4th Quarter	66	62	65	42	69	63	52	24	268	22	258	23	55	29	70	50	58	25	83
COMP PLAN AREA TOTALS	393	220	340	171	346	172	331	153	421	86	676	76	500	78	257	118	286	122	
YEAR TO DATE TOTALS	613		511		518		484		507		752		578		375		408		

Chart A. Comparison of New Residential Dwelling Units by Comprehensive Plan Development Area and Rural Area



Year End 2015

II. COMPARISON OF RESIDENTIAL DWELLING UNITS BY TYPE

Table II. Breakdown of New Residential Dwelling Units by Magisterial District and Dwelling Unit Type

MAGISTERIAL DISTRICT	DWELLING UNIT TYPE								TOTAL UNITS	% TOTAL UNITS
	SF	SFA	SF/TH	SFC	DUP	MF	MHC	AA		
RIO	34	10	35	0	0	0	0	0	79	19%
JACK JOUETT	4	0	6	0	0	0	0	1	11	3%
RIVANNA	54	2	21	0	0	0	3	1	81	20%
SAMUEL MILLER	55	3	2	0	0	0	5	1	66	16%
SCOTTSVILLE	26	0	9	0	0	0	3	0	38	9%
WHITE HALL	104	10	15	0	0	0	3	1	133	33%
TOTAL	277	25	88	0	0	0	14	4	408	100%

Table III. Breakdown of New Residential Dwelling Units by Comprehensive Plan Area and Dwelling Unit Type

COMPREHENSIVE PLAN AREA	DWELLING UNIT TYPE								TOTAL UNITS	% TOTAL UNITS
	SF	SFA	SF/TH	SFC	DUP	MF	MHC	AA		
URBAN NEIGHBORHOOD 1	0	0	0	0	0	0	0	0	0	0%
URBAN NEIGHBORHOOD 2	23	10	30	0	0	0	0	0	63	15%
URBAN NEIGHBORHOOD 3	22	2	21	0	0	0	0	0	45	11%
URBAN NEIGHBORHOOD 4	2	0	9	0	0	0	0	0	11	3%
URBAN NEIGHBORHOOD 5	9	0	0	0	0	0	0	0	9	2%
URBAN NEIGHBORHOOD 6	2	0	1	0	0	0	0	0	3	1%
URBAN NEIGHBORHOOD 7	0	0	5	0	0	0	0	0	5	1%
URBAN AREAS SUBTOTAL	58	12	66	0	0	0	0	0	136	33%
CROZET COMMUNITY	83	10	15	0	0	0	0	0	108	26%
HOLLYMEAD COMMUNITY	16	0	5	0	0	0	0	1	22	5%
PINEY MOUNTAIN COMMUNITY	8	0	0	0	0	0	0	0	8	2%
COMMUNITIES SUBTOTAL	107	10	20	0	0	0	0	1	138	34%
RIVANNA VILLAGE	11	0	0	0	0	0	1	0	12	3%
VILLAGE SUBTOTAL	11	0	0	0	0	0	1	0	12	3%
DEVELOPMENT AREA SUBTOTAL	176	22	86	0	0	0	1	1	286	70%
RURAL AREA 1	26	3	2	0	0	0	3	2	36	9%
RURAL AREA 2	19	0	0	0	0	0	3	0	22	5%
RURAL AREA 3	33	0	0	0	0	0	4	1	38	9%
RURAL AREA 4	23	0	0	0	0	0	3	0	26	6%
RURAL AREA SUBTOTAL	101	3	2	0	0	0	13	3	122	30%
TOTAL	277	25	88	0	0	0	14	4	408	100%

Year End 2015

II. COMPARISON OF RESIDENTIAL DWELLING UNITS BY TYPE (continued)

Table IV. Breakdown of Residential Dwelling Units by Elementary School District and Dwelling Unit Type

SCHOOL DISTRICT	DWELLING UNIT TYPE								TOTAL UNITS	% TOTAL UNITS
	SF	SFA	SF/TH	SFC	DUP	MF	MHC	AA		
Agnor-Hurt	19	10	30	0	0	0	0	0	59	14%
Baker Butler	27	0	5	0	0	0	0	1	33	8%
Broadus Wood	13	0	0	0	0	0	2	1	16	4%
Brownsville	86	10	15	0	0	0	2	0	113	28%
Cale	12	0	9	0	0	0	0	0	21	5%
Crozet	11	0	0	0	0	0	0	0	11	3%
Greer	0	0	6	0	0	0	0	0	6	1%
Hollymead	2	0	0	0	0	0	0	0	2	0%
Meriwether Lewis	14	0	0	0	0	0	1	1	16	4%
Murray	7	3	2	0	0	0	0	1	13	3%
Red Hill	14	0	0	0	0	0	1	0	15	4%
Scottsville	10	0	0	0	0	0	1	0	11	3%
Stone Robinson	27	2	15	0	0	0	5	0	49	12%
Stony Point	23	0	6	0	0	0	0	0	29	7%
Woodbrook	7	0	0	0	0	0	0	0	7	2%
Yancey	5	0	0	0	0	0	2	0	7	2%
TOTAL	277	25	88	0	0	0	14	4	408	100%

III. COMPARISON OF ALL BUILDING PERMITS

Table V. Estimated Cost of Construction by Magisterial District and Construction Type

MAGISTERIAL DISTRICT	#NEW RESIDENTIAL		*NEW NON-RES. & ALTER. RES.		**NEW COMMERCIAL & NEW INSTITUT.		FARM BUILDING & ALTER. COMM.		TOTAL	
	No.	Amount-\$	No.	Amount-\$	No.	Amount-\$	No.	Amount-\$	No.	Amount-\$
RIO	79	\$ 14,937,479	50	\$ 1,577,500	4	\$ 2,479,000	32	\$ 104,936,900	165	\$ 123,930,879
JOUETT	11	\$ 5,383,200	34	\$ 2,988,694	3	\$ 15,584,784	9	\$ 2,071,787	57	\$ 26,028,465
RIVANNA	81	\$ 19,116,900	70	\$ 4,628,685	5	\$ 2,650,000	25	\$ 5,372,600	181	\$ 31,768,185
S. MILLER	66	\$ 25,086,688	77	\$ 4,574,984	5	\$ 360,000	4	\$ 310,000	152	\$ 30,331,672
SCOTTSVILLE	38	\$ 8,834,670	42	\$ 1,161,520	9	\$ 1,538,000	5	\$ 467,500	94	\$ 12,001,690
WHITE HALL	133	\$ 35,797,341	98	\$ 7,212,201	7	\$ 1,290,870	10	\$ 584,600	248	\$ 44,885,012
TOTAL	408	\$ 109,156,278	371	\$ 22,143,584	33	\$ 23,902,654	85	\$ 113,743,387	897	\$ 268,945,903

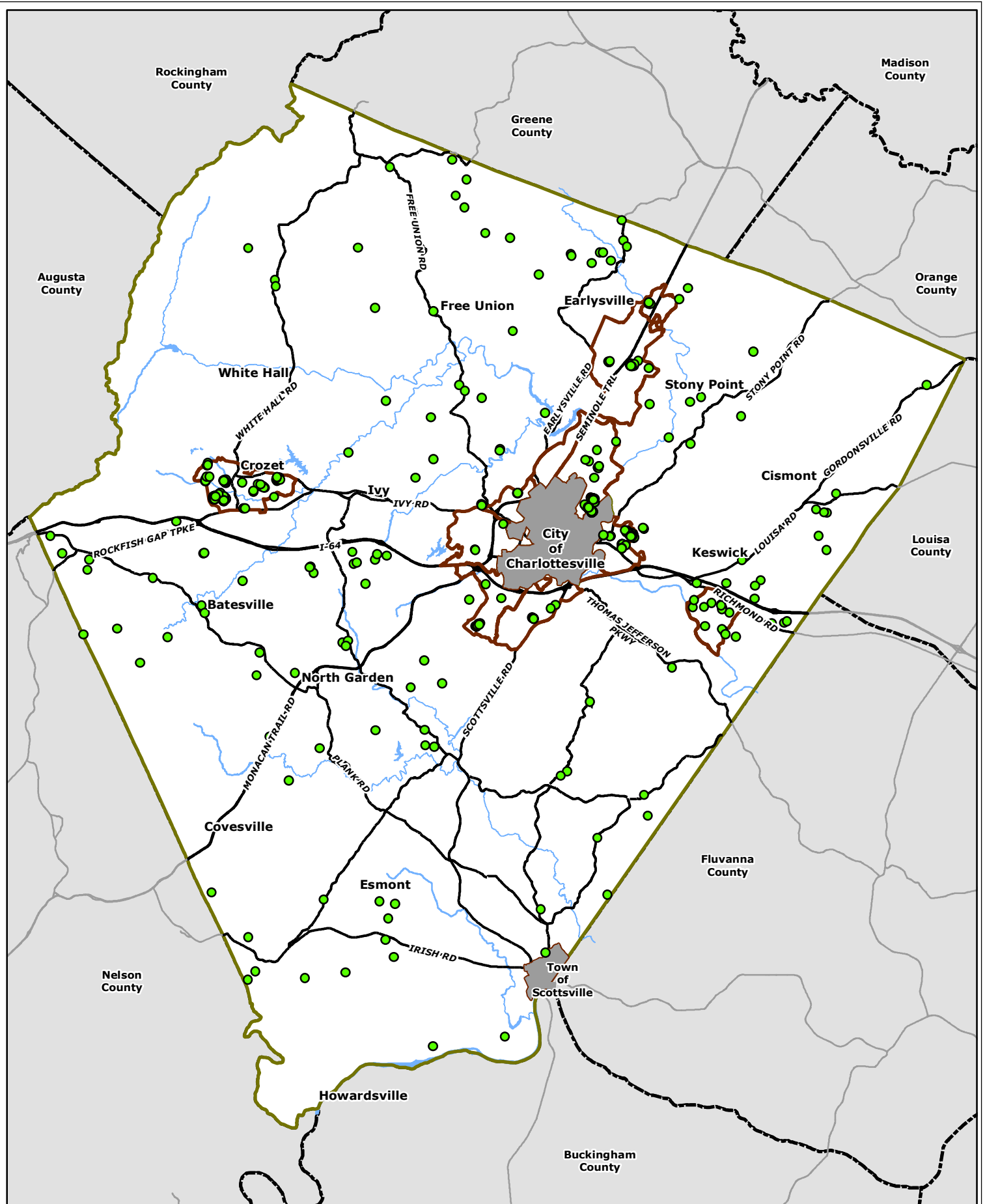
* Additional value of mobile homes placed in existing parks is included in the Alteration Residential category.

* Additional value of Single-Family Condominium Conversions is included in the Alteration Residential category.

* Additional value of condominium shell buildings is included in the New Non-Residential category. Additional permitting associated with the residential component of condominium shell buildings will be necessary and reported in other tables of the Building Report as permitting occurs.

** Additional value of mixed use buildings is included in the New Commercial category. Mixed use buildings are comprised of residential and commercial uses. Additional permitting associated with the residential component of mixed use buildings will be necessary and reported in other tables of the Building Report as permitting occurs.

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Prepared by Albemarle County
Office of Geographic Data Services(GDS).
Map created December 2015
By Andy Slack GIS Specialist II

Note: The map elements depicted are graphic
representations and are not to be construed or
used as a legal description.

County of Albemarle 2015 Certificates of Occupancy for New Residential Dwelling Units

- New Residential Dwelling Units
- Charlottesville Boundary
- Scottsville Boundary
- Major Roads
- Development Area Boundaries



0 1 2 4 6 8 Miles