



ALBEMARLE COUNTY 2016 YEAR END CERTIFICATE OF OCCUPANCY REPORT

Community Development Department
Information Services Division
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Charlottesville, Virginia 22902-4596
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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

Note: In Table III, the Town of Scottsville has been added as a Comprehensive Plan Area, and is considered in the Development Areas for tracking purposes. In previous years, activity occurring in the of the Town of Scottsville was grouped in the Rural Area 4 Comprehensive Plan Area. Only activity occurring in the section of the Town of Scottsville that lies within Albemarle County will be included in this report. (There were no certificates of occupancy issued for residential dwelling units, in the Town of Scottsville area, in the 2016 1st Quarter Certificate of Occupancy Report.)

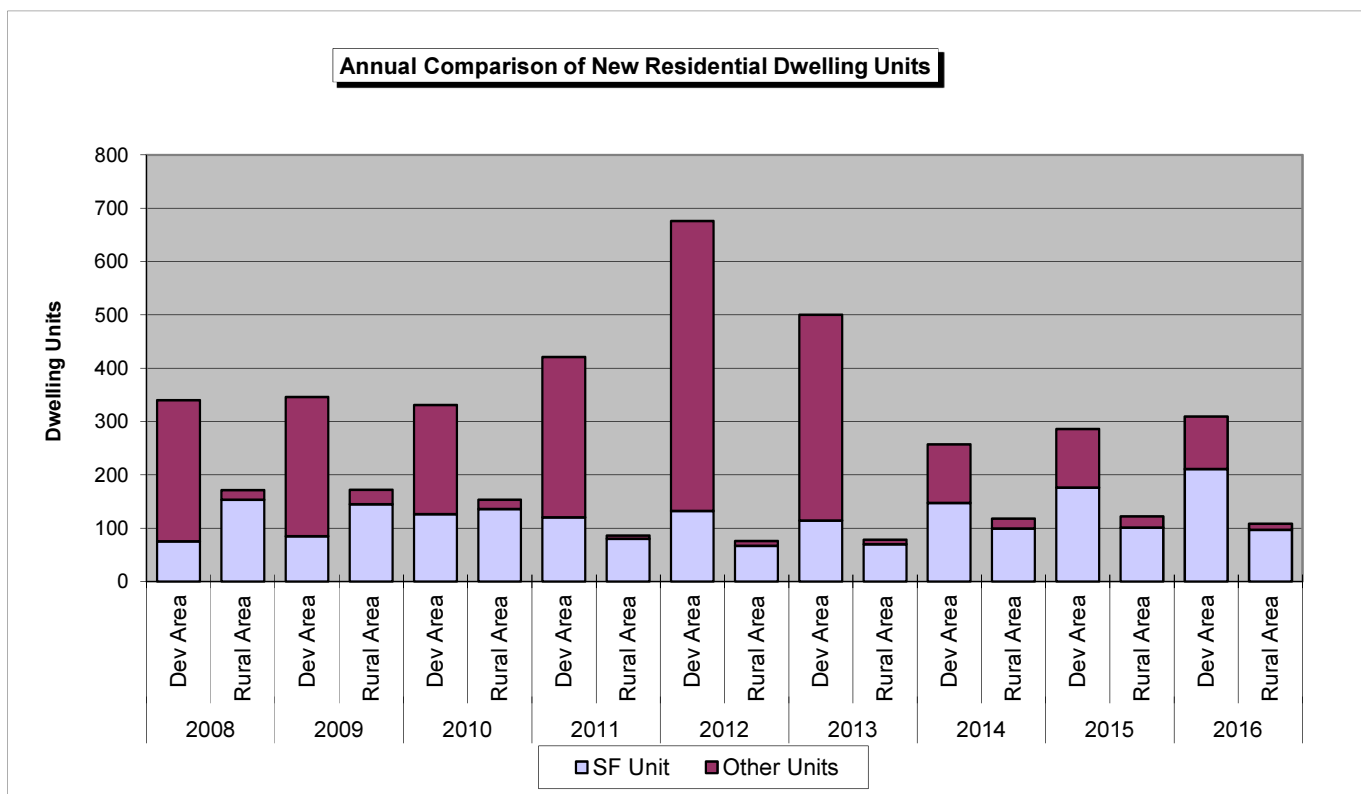
During 2016, 414 certificates of occupancy were issued for 417 dwelling units. There were five permits issued for mobile homes in existing parks, at an exchange rate of \$2,500, for a total of \$12,500. There were no certificates of occupancy issued for the conversion of an apartment to a condominium.

I. Comparison of Residential Dwelling Units

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

Quarter	2008		2009		2010		2011		2012		2013		2014		2015		2016		2016
	Dev	Rural	Dev	Rural	Dev	Rural	Dev	Rural	Dev	Rural	Dev	Rural	Dev	Rural	Dev	Rural	Dev	Rural	Totals
1st Quarter	166	36	57	47	92	89	32	22	95	10	104	10	38	20	57	30	56	22	78
2nd Quarter	52	48	52	32	111	22	69	25	108	21	260	22	72	28	102	41	71	33	104
3rd Quarter	57	45	168	30	76	18	52	17	215	22	81	17	77	20	69	26	89	30	119
4th Quarter	65	42	69	63	52	24	268	22	258	23	55	29	70	50	58	25	93	23	116
COMP PLAN AREA TOTALS	340	171	346	172	331	153	421	86	676	76	500	78	257	118	286	122	309	108	
YEAR TO DATE TOTALS	511		518		484		507		752		578		375		408		417		

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



Year End 2016

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	44	0	22	0	0	0	0	1	67	16%
JACK JOUETT	6	0	17	0	0	0	0	1	24	6%
RIVANNA	70	3	38	0	0	0	0	2	113	27%
SAMUEL MILLER	53	4	0	0	0	0	1	2	60	14%
SCOTTSVILLE	25	0	4	0	0	0	1	2	32	8%
WHITE HALL	107	0	12	0	0	0	1	1	121	29%
TOTAL	305	7	93	0	0	0	3	9	417	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	7	0	0	0	0	0	7	2%
URBAN NEIGHBORHOOD 2	25	0	11	0	0	0	0	1	37	9%
URBAN NEIGHBORHOOD 3	35	3	38	0	0	0	0	1	77	18%
URBAN NEIGHBORHOOD 4	2	0	4	0	0	0	0	1	7	2%
URBAN NEIGHBORHOOD 5	15	0	0	0	0	0	0	1	16	4%
URBAN NEIGHBORHOOD 6	0	0	0	0	0	0	0	0	0	0%
URBAN NEIGHBORHOOD 7	0	0	10	0	0	0	0	0	10	2%
URBAN AREAS SUBTOTAL	77	3	70	0	0	0	0	4	154	37%
CROZET COMMUNITY	81	0	12	0	0	0	0	0	93	22%
HOLLYMEAD COMMUNITY	22	0	2	0	0	0	0	0	24	6%
PINEY MOUNTAIN COMMUNITY	16	0	9	0	0	0	0	0	25	6%
COMMUNITIES SUBTOTAL	119	0	23	0	0	0	0	0	142	34%
RIVANNA VILLAGE	12	0	0	0	0	0	0	0	12	3%
VILLAGE SUBTOTAL	12	0	0	0	0	0	0	0	12	3%
TOWN OF SCOTTSVILLE	1	0	0	0	0	0	0	0	1	0%
TOWN SUBTOTAL	1	0	0	0	0	0	0	0	1	0%
DEVELOPMENT AREA SUBTOTAL	209	3	93	0	0	0	0	4	309	74%
RURAL AREA 1	23	4	0	0	0	0	1	2	30	7%
RURAL AREA 2	15	0	0	0	0	0	0	1	16	4%
RURAL AREA 3	41	0	0	0	0	0	0	0	41	10%
RURAL AREA 4	17	0	0	0	0	0	2	2	21	5%
RURAL AREA SUBTOTAL	96	4	0	0	0	0	3	5	108	26%
TOTAL	305	7	93	0	0	0	3	9	417	100%

Year End 2016

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	22	0	11	0	0	0	0	1	34	8%
Baker Butler	42	0	11	0	0	0	0	0	53	13%
Broadus Wood	10	0	0	0	0	0	1	2	13	3%
Brownsville	77	0	12	0	0	0	0	0	89	21%
Cale	21	0	4	0	0	0	0	3	28	7%
Crozet	19	0	0	0	0	0	0	0	19	5%
Greer	0	0	17	0	0	0	0	0	17	4%
Hollymead	4	0	0	0	0	0	0	0	4	1%
Meriwether Lewis	12	0	0	0	0	0	0	0	12	3%
Murray	12	4	0	0	0	0	0	0	16	4%
Red Hill	6	0	0	0	0	0	0	0	6	1%
Scottsville	12	0	0	0	0	0	1	1	14	3%
Stone Robinson	41	3	12	0	0	0	0	1	57	14%
Stony Point	18	0	26	0	0	0	0	1	45	11%
Woodbrook	4	0	0	0	0	0	0	0	4	1%
Yancey	5	0	0	0	0	0	1	0	6	1%
TOTAL	305	7	93	0	0	0	3	9	417	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	66	\$ 10,953,100	34	\$ 768,001	3	\$ 2,817,000	31	\$ 6,105,547	134	\$ 20,643,648
JOUETT	24	\$ 8,209,350	21	\$ 3,564,500	3	\$ 2,188,277	13	\$ 2,348,841	61	\$ 16,310,968
RIVANNA	112	\$ 27,299,057	42	\$ 3,060,860	4	\$ 2,234,400	18	\$ 4,213,125	176	\$ 36,807,442
S. MILLER	59	\$ 24,251,963	55	\$ 7,365,227	3	\$ 330,000	4	\$ 488,400	121	\$ 32,435,590
SCOTTSVILLE	32	\$ 8,048,870	31	\$ 1,069,227	15	\$ 23,870,705	27	\$ 25,605,335	105	\$ 58,594,138
WHITE HALL	121	\$ 34,951,796	59	\$ 3,432,749	5	\$ 2,181,300	5	\$ 8,142,293	190	\$ 48,708,138
TOTAL	414	\$ 113,714,136	242	\$ 19,260,564	33	\$ 33,621,682	98	\$ 46,903,541	787	\$ 213,499,923

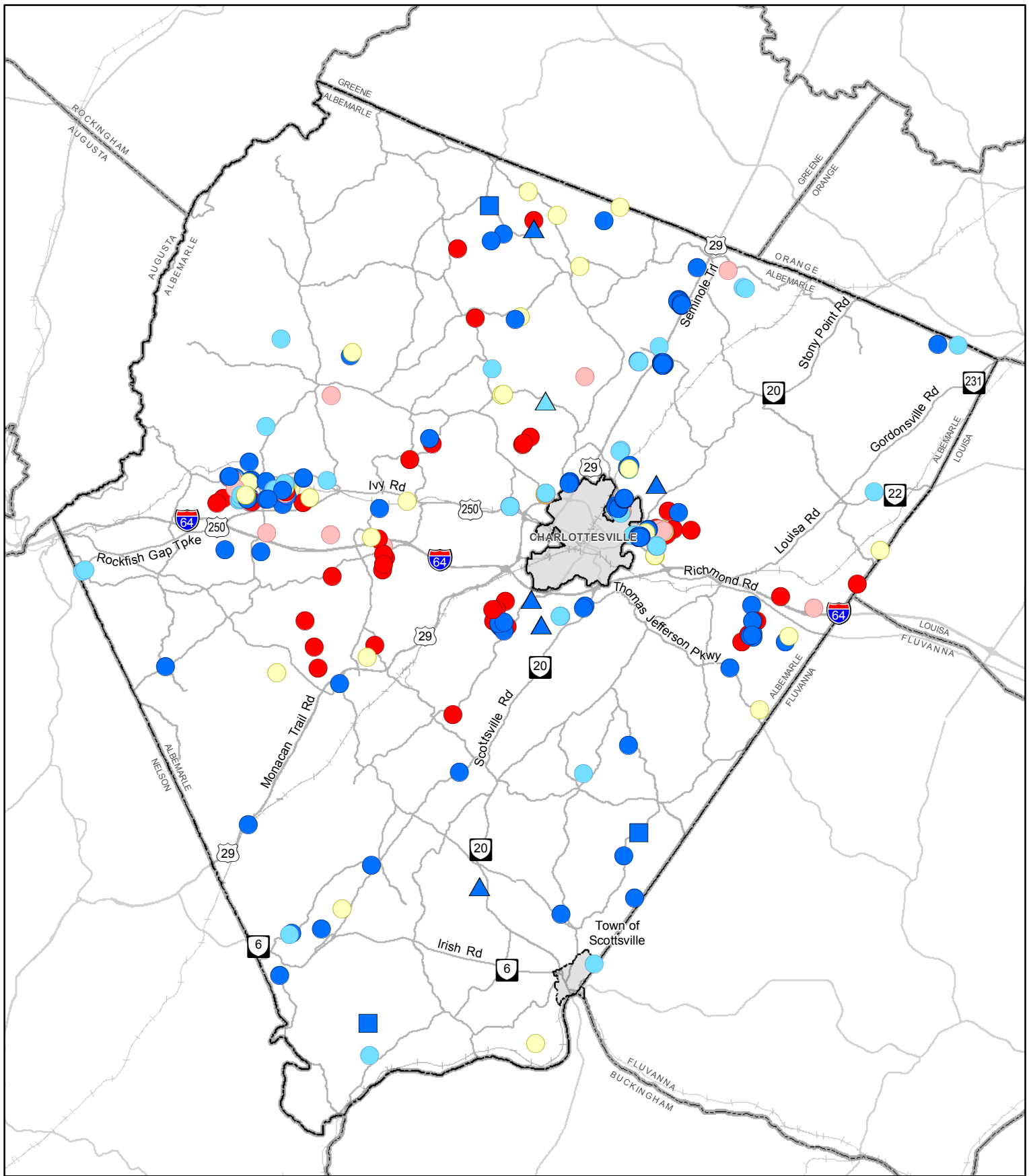
* Additional value of mobile homes placed in existing parks is included in the Alteration Residential category.

* 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.

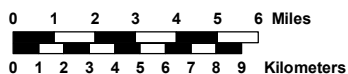
** Additional value of mixed use buildings is included in the New Commercial category. Mixed use buildings are comprised of residential and commercial uses. Additional permitting associated with the residential component of mixed use buildings will be necessary and reported in other tables of the Building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

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Prepared by: Ruth Emerick
 Department of Community Development
 This Map is for Display Purposes Only.

Map last edited: 1/30/2017



Issued Certificates of Occupancy Year End 2016

County of
Albemarle
 Virginia

Permit Type

- New Single Family Residences
- New Multi Family Residences
- New Accessory Apartments
- New Mobile Homes

Work Valuation

- < \$200,000
- \$200,000 to \$299,999
- \$300,000 to \$399,999
- \$400,000 to \$499,999
- > \$499,999