



# **ALBEMARLE COUNTY 2021 SECOND QUARTER CERTIFICATE OF OCCUPANCY REPORT**

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

## **INDEX**

---

- 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

---

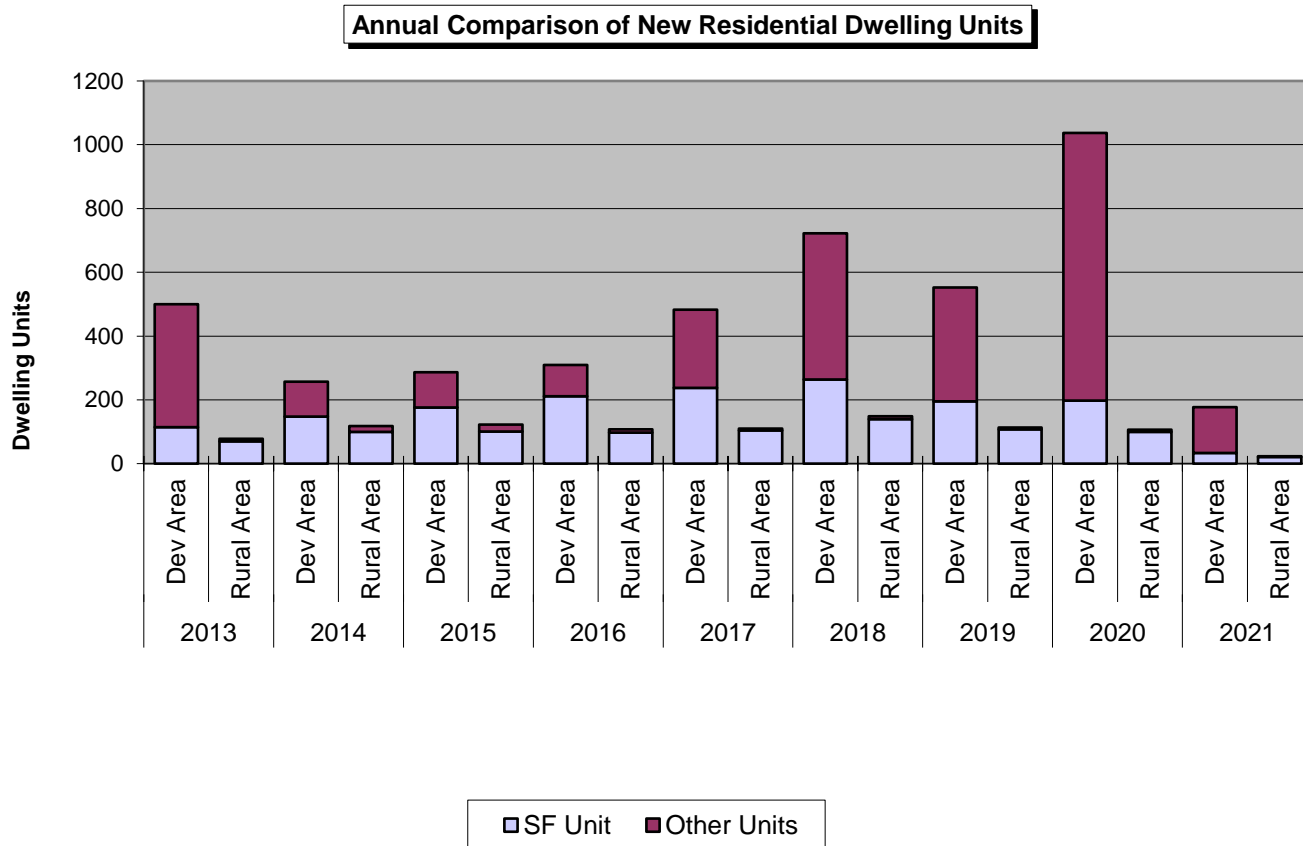
During the 2nd quarter of 2021, 136 certificates of occupancy were issued for 138 dwelling units. There were zero -0- permits issued for a mobile home in an existing park, at an exchange rate of \$2,500/unit, for a total of \$-0-. There were no certificates of occupancy issued for the conversion of an 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	2013		2014		2015		2016		2017		2018		2019		2020		2021		2021 Totals
	Dev	Rural	Dev	Rural	Dev	Rural	Dev	Rural	Dev	Rural	Dev	Rural	Dev	Rural	Dev	Rural	Dev	Rural	
1st Quarter	104	10	38	20	57	30	56	22	92	37	187	31	102	19	165	24	177	23	200
2nd Quarter	260	22	72	28	102	41	71	33	110	22	119	44	118	29	349	29	113	25	138
3rd Quarter	81	17	77	20	69	26	89	30	117	16	228	34	161	35	152	31	0	0	0
4th Quarter	55	29	70	50	58	25	93	23	164	35	188	39	171	30	371	22	0	0	0
COMP PLAN AREA TOTALS	500	78	257	118	286	122	309	108	483	110	722	148	552	113	1037	106	290	48	338
YEAR TO DATE TOTALS	578		375		408		417		593		870		665		1143		338		

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



\* Year-to-date total only

## 2nd Quarter 2021

### 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	19	0	1	0	0	0	0	4	24	17%
JACK JOUETT	2	0	0	0	0	0	0	0	2	1%
RIVANNA	8	0	4	0	0	0	0	2	14	10%
SAMUEL MILLER	10	0	0	0	0	0	1	0	11	8%
SCOTTSVILLE	7	0	31	0	0	0	0	0	38	28%
WHITE HALL	33	0	14	0	0	0	0	2	49	36%
TOTAL	79	0	50	0	0	0	1	8	138	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	1	0	0	0	0	0	1	1%
URBAN NEIGHBORHOOD 2	7	0	0	0	0	0	0	4	11	8%
URBAN NEIGHBORHOOD 3	3	0	4	0	0	0	0	2	9	7%
URBAN NEIGHBORHOOD 4	0	0	31	0	0	0	0	0	31	22%
URBAN NEIGHBORHOOD 5	2	0	0	0	0	0	0	0	2	1%
URBAN NEIGHBORHOOD 6	0	0	0	0	0	0	0	0	0	0%
URBAN NEIGHBORHOOD 7	0	0	0	0	0	0	0	0	0	0%
URBAN AREAS SUBTOTAL	12	0	36	0	0	0	0	6	54	39%
CROZET COMMUNITY	25	0	14	0	0	0	0	2	41	30%
HOLLYMEAD COMMUNITY	0	0	0	0	0	0	0	0	0	0%
PINEY MOUNTAIN COMMUNITY	12	0	0	0	0	0	0	0	12	9%
COMMUNITIES SUBTOTAL	37	0	14	0	0	0	0	2	53	38%
RIVANNA VILLAGE	5	0	0	0	0	0	0	0	5	4%
VILLAGE SUBTOTAL	5	0	0	0	0	0	0	0	5	4%
TOWN OF SCOTTSVILLE	1	0	0	0	0	0	0	0	1	1%
TOWN SUBTOTAL	1	0	0	0	0	0	0	0	1	1%
DEVELOPMENT AREA SUBTOTAL	55	0	50	0	0	0	0	8	113	81%
RURAL AREA 1	7	0	0	0	0	0	0	0	7	5%
RURAL AREA 2	5	0	0	0	0	0	0	0	5	4%
RURAL AREA 3	9	0	0	0	0	0	0	0	9	7%
RURAL AREA 4	3	0	0	0	0	0	1	0	4	3%
RURAL AREA SUBTOTAL	24	0	0	0	0	0	1	0	25	18%
TOTAL	79	0	50	0	0	0	1	8	138	99%

## 2nd Quarter 2021

### 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	7	0	0	0	0	0	0	4	11	8%
Baker Butler	12	0	0	0	0	0	0	0	12	9%
Broadus Wood	5	0	0	0	0	0	0	0	5	4%
Brownsville	18	0	6	0	0	0	0	2	26	19%
Crozet	11	0	8	0	0	0	0	0	19	14%
Greer	1	0	1	0	0	0	0	0	2	1%
Hollymead	0	0	0	0	0	0	0	0	0	0%
Meriwether Lewis	1	0	0	0	0	0	0	0	1	1%
Mountain View	2	0	31	0	0	0	0	0	33	24%
Murray	0	0	0	0	0	0	0	0	0	0%
Red Hill	7	0	0	0	0	0	0	0	7	5%
Scottsville	2	0	0	0	0	0	1	0	3	2%
Stone Robinson	10	0	4	0	0	0	0	2	16	12%
Stony Point	3	0	0	0	0	0	0	0	3	2%
Woodbrook	0	0	0	0	0	0	0	0	0	0%
<b>TOTAL</b>	<b>79</b>	<b>0</b>	<b>50</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>1</b>	<b>8</b>	<b>138</b>	<b>100%</b>

### 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	22	\$ 3,425,500	0	\$ -	1	\$ 1,322,852	0	\$ -	23	\$ 4,748,352
JOUETT	2	\$ 1,600,000	0	\$ -	0	\$ -	0	\$ -	2	\$ 1,600,000
RIVANNA	13	\$ 7,319,000	0	\$ -	0	\$ -	0	\$ -	13	\$ 7,319,000
S. MILLER	11	\$ 5,282,000	1	\$ 33,280	0	\$ -	0	\$ -	12	\$ 5,315,280
SCOTTSVILLE	38	\$ 7,916,929	0	\$ -	0	\$ -	0	\$ -	38	\$ 7,916,929
WHITE HALL	48	\$ 15,699,215	0	\$ -	0	\$ -	0	\$ -	48	\$ 15,699,215
<b>TOTAL</b>	<b>134</b>	<b>\$ 41,242,644</b>	<b>1</b>	<b>\$ 33,280</b>	<b>1</b>	<b>\$ 1,322,852</b>	<b>0</b>	<b>\$ -</b>	<b>136</b>	<b>\$ 42,598,776</b>

\* 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.