



# ALBEMARLE COUNTY 2023 YEAR END CERTIFICATE OF OCCUPANCY REPORT

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### 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                                 |

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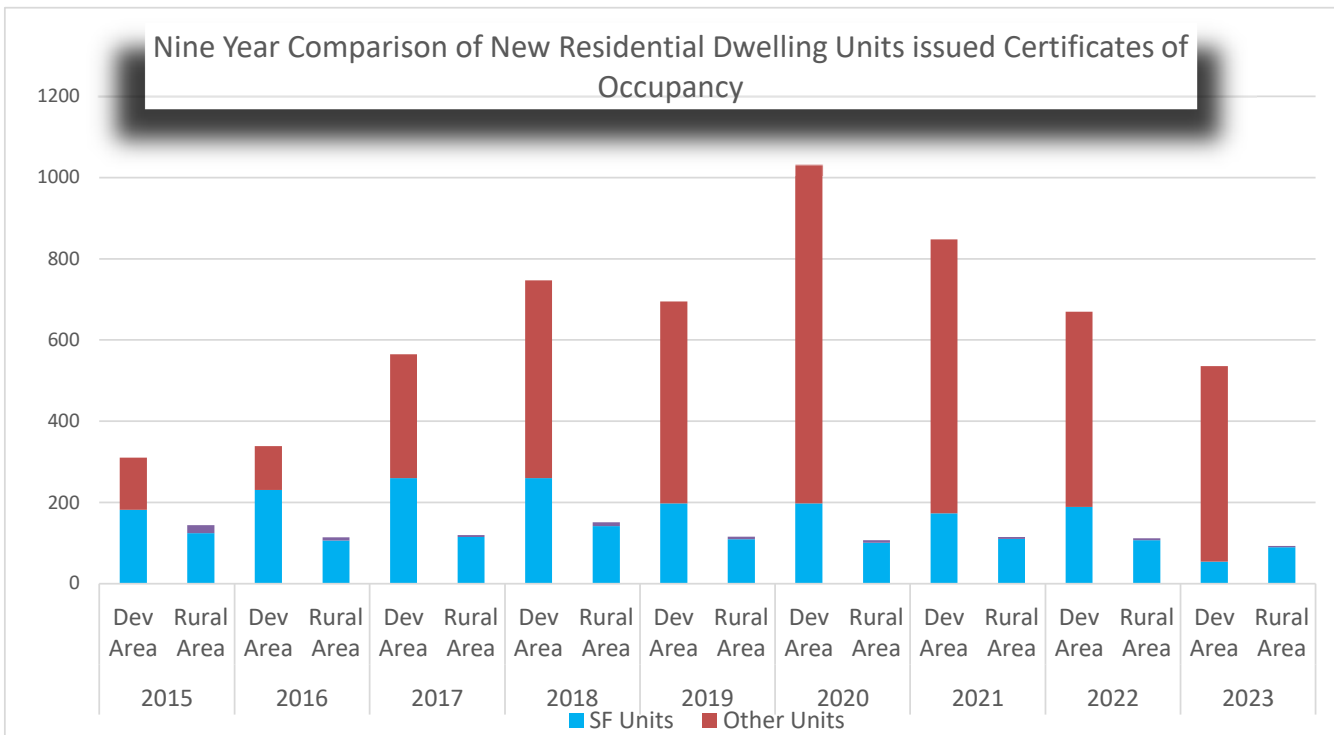
During 2023, 324 certificates of occupancy were issued for 629 dwelling units. There were -4- permit issued for a mobile home in an existing park, at an exchange rate of \$2,500/unit, for a total of -\$10,000-. There were no certificates of occupancy issued for the conversion of an apartment to a condominium.

**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               | 2015 |       | 2016 |       | 2017 |       | 2018 |       | 2019 |       | 2020 |       | 2021 |       | 2022 |       | 2023 |       | 2023 Totals |
|-----------------------|------|-------|------|-------|------|-------|------|-------|------|-------|------|-------|------|-------|------|-------|------|-------|-------------|
|                       | Dev  | Rural | Dev  | Rural | Dev  | Rural | Dev  | Rural | Dev  | Rural | Dev  | Rural | Dev  | Rural | Dev  | Rural | Dev  | Rural |             |
| 1st Quarter           | 57   | 30    | 62   | 24    | 99   | 38    | 214  | 31    | 104  | 20    | 166  | 24    | 181  | 24    | 108  | 22    | 164  | 32    | 196         |
| 2nd Quarter           | 115  | 47    | 80   | 34    | 155  | 23    | 120  | 45    | 117  | 30    | 363  | 30    | 113  | 27    | 187  | 23    | 276  | 25    | 301         |
| 3rd Quarter           | 73   | 33    | 91   | 34    | 138  | 20    | 226  | 36    | 202  | 34    | 156  | 31    | 87   | 28    | 185  | 36    | 47   | 16    | 63          |
| 4th Quarter           | 65   | 34    | 106  | 22    | 173  | 39    | 187  | 39    | 274  | 30    | 346  | 22    | 467  | 36    | 190  | 31    | 49   | 20    | 69          |
| COMP PLAN AREA TOTALS | 310  | 144   | 339  | 114   | 565  | 120   | 747  | 151   | 697  | 114   | 1031 | 107   | 848  | 115   | 670  | 112   | 536  | 93    | 629         |
| YEAR TO DATE TOTALS   | 454  |       | 453  |       | 685  |       | 898  |       | 811  |       | 1138 |       | 963  |       | 782  |       | 629  |       |             |

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



Figures in this report may differ from the quarterly reports and previous year end reports due to updated or corrected information.

**YEAR END 2023**

**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                  | 8                  | 0        | 21         | 0        | 0        | 72         | 0        | 0        | 101         | 16%           |
| JACK JOUETT          | 5                  | 0        | 0          | 0        | 0        | 0          | 0        | 0        | 5           | 1%            |
| RIVANNA              | 25                 | 0        | 21         | 0        | 0        | 258        | 0        | 1        | 305         | 48%           |
| SAMUEL MILLER        | 28                 | 2        | 0          | 0        | 0        | 14         | 1        | 0        | 45          | 7%            |
| SCOTTSVILLE          | 38                 | 4        | 29         | 0        | 0        | 6          | 1        | 0        | 78          | 12%           |
| WHITE HALL           | 40                 | 0        | 50         | 0        | 0        | 0          | 0        | 5        | 95          | 15%           |
| <b>TOTAL</b>         | <b>144</b>         | <b>6</b> | <b>121</b> | <b>0</b> | <b>0</b> | <b>350</b> | <b>2</b> | <b>6</b> | <b>629</b>  | <b>100%</b>   |

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        | 11         | 0        | 0        | 0          | 0        | 0        | 11          | 2%            |
| URBAN NEIGHBORHOOD 2             | 2                  | 0        | 3          | 0        | 0        | 0          | 0        | 0        | 5           | 1%            |
| URBAN NEIGHBORHOOD 3             | 1                  | 0        | 0          | 0        | 0        | 250        | 0        | 0        | 251         | 40%           |
| URBAN NEIGHBORHOOD 4             | 3                  | 0        | 12         | 0        | 0        | 0          | 0        | 0        | 15          | 2%            |
| URBAN NEIGHBORHOOD 5             | 16                 | 6        | 17         | 0        | 0        | 6          | 0        | 0        | 45          | 7%            |
| URBAN NEIGHBORHOOD 6             | 1                  | 0        | 0          | 0        | 0        | 0          | 0        | 0        | 1           | 0%            |
| URBAN NEIGHBORHOOD 7             | 0                  | 0        | 0          | 0        | 0        | 14         | 0        | 0        | 14          | 2%            |
| <b>URBAN AREAS SUBTOTAL</b>      | <b>23</b>          | <b>6</b> | <b>43</b>  | <b>0</b> | <b>0</b> | <b>270</b> | <b>0</b> | <b>0</b> | <b>342</b>  | <b>54%</b>    |
| CROZET COMMUNITY                 | 15                 | 0        | 50         | 0        | 0        | 0          | 0        | 5        | 70          | 11%           |
| HOLLYMEAD COMMUNITY              | 5                  | 0        | 28         | 0        | 0        | 80         | 0        | 0        | 113         | 18%           |
| PINEY MOUNTAIN COMMUNITY         | 0                  | 0        | 0          | 0        | 0        | 0          | 0        | 0        | 0           | 0%            |
| <b>COMMUNITIES SUBTOTAL</b>      | <b>20</b>          | <b>0</b> | <b>78</b>  | <b>0</b> | <b>0</b> | <b>80</b>  | <b>0</b> | <b>5</b> | <b>183</b>  | <b>29%</b>    |
| RIVANNA VILLAGE                  | 11                 | 0        | 0          | 0        | 0        | 0          | 0        | 0        | 11          | 2%            |
| <b>VILLAGE SUBTOTAL</b>          | <b>11</b>          | <b>0</b> | <b>0</b>   | <b>0</b> | <b>0</b> | <b>0</b>   | <b>0</b> | <b>0</b> | <b>11</b>   | <b>2%</b>     |
| TOWN OF SCOTTSVILLE              | 0                  | 0        | 0          | 0        | 0        | 0          | 0        | 0        | 0           | 0%            |
| <b>TOWN SUBTOTAL</b>             | <b>0</b>           | <b>0</b> | <b>0</b>   | <b>0</b> | <b>0</b> | <b>0</b>   | <b>0</b> | <b>0</b> | <b>0</b>    | <b>0%</b>     |
| <b>DEVELOPMENT AREA SUBTOTAL</b> | <b>54</b>          | <b>6</b> | <b>121</b> | <b>0</b> | <b>0</b> | <b>350</b> | <b>0</b> | <b>5</b> | <b>536</b>  | <b>85%</b>    |
| RURAL AREA 1                     | 31                 | 0        | 0          | 0        | 0        | 0          | 0        | 0        | 31          | 5%            |
| RURAL AREA 2                     | 19                 | 0        | 0          | 0        | 0        | 0          | 0        | 1        | 20          | 3%            |
| RURAL AREA 3                     | 25                 | 0        | 0          | 0        | 0        | 0          | 1        | 0        | 26          | 4%            |
| RURAL AREA 4                     | 15                 | 0        | 0          | 0        | 0        | 0          | 1        | 0        | 16          | 3%            |
| <b>RURAL AREA SUBTOTAL</b>       | <b>90</b>          | <b>0</b> | <b>0</b>   | <b>0</b> | <b>0</b> | <b>0</b>   | <b>2</b> | <b>1</b> | <b>93</b>   | <b>15%</b>    |
| <b>TOTAL</b>                     | <b>144</b>         | <b>6</b> | <b>121</b> | <b>0</b> | <b>0</b> | <b>350</b> | <b>2</b> | <b>6</b> | <b>629</b>  | <b>100%</b>   |

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IV. 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      | % TOTAL     |
|-----------------|--------------------|----------|------------|----------|----------|------------|----------|----------|------------|-------------|
|                 | SF                 | SFA      | SF/TH      | SFC      | DUP      | MF         | MHC      | AA       | UNITS      | UNITS       |
| Agnor-Hurt      | 2                  | 0        | 9          | 0        | 0        | 0          | 0        | 0        | 11         | 2%          |
| Baker Butler    | 7                  | 0        | 23         | 0        | 0        | 72         | 0        | 0        | 102        | 16%         |
| Broadus Wood    | 15                 | 0        | 0          | 0        | 0        | 0          | 0        | 0        | 15         | 2%          |
| Brownsville     | 19                 | 0        | 5          | 0        | 0        | 0          | 0        | 5        | 29         | 5%          |
| Crozet          | 8                  | 0        | 45         | 0        | 0        | 0          | 0        | 0        | 53         | 8%          |
| Greer           | 1                  | 0        | 5          | 0        | 0        | 0          | 0        | 0        | 6          | 1%          |
| Hollymead       | 0                  | 0        | 5          | 0        | 0        | 8          | 0        | 0        | 13         | 2%          |
| Ivy             | 13                 | 0        | 0          | 0        | 0        | 0          | 0        | 0        | 13         | 2%          |
| Mountain View   | 20                 | 6        | 29         | 0        | 0        | 6          | 0        | 0        | 61         | 10%         |
| Murray          | 6                  | 0        | 0          | 0        | 0        | 14         | 0        | 0        | 20         | 3%          |
| Red Hill        | 13                 | 0        | 0          | 0        | 0        | 0          | 1        | 0        | 14         | 2%          |
| Scottsville     | 9                  | 0        | 0          | 0        | 0        | 0          | 1        | 0        | 10         | 2%          |
| Stone Robinson  | 26                 | 0        | 0          | 0        | 0        | 250        | 0        | 1        | 277        | 44%         |
| Stony Point     | 5                  | 0        | 0          | 0        | 0        | 0          | 0        | 0        | 5          | 1%          |
| Woodbrook       | 0                  | 0        | 0          | 0        | 0        | 0          | 0        | 0        | 0          | 0%          |
| <b>TOTAL</b>    | <b>144</b>         | <b>6</b> | <b>121</b> | <b>0</b> | <b>0</b> | <b>350</b> | <b>2</b> | <b>6</b> | <b>629</b> | <b>100%</b> |

V. 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 |                   | FARM BUILDING & ALTER. |                   | TOTAL      |                    |
|----------------------|------------------|--------------------|---------------------------|----------------|------------------------|-------------------|------------------------|-------------------|------------|--------------------|
|                      | No.              | Amount-\$          | No.                       | Amount-\$      | No.                    | Amount-\$         | No.                    | Amount-\$         | No.        | Amount-\$          |
| RIO                  | 32               | 13,438,496         | 1                         | 30,000         | 2                      | 888,000           | 4                      | 256,000           | 39         | 14,612,496         |
| JOUETT               | 5                | 8,712,000          | 0                         | 0              | 1                      | 17,500,000        | 2                      | 475,000           | 8          | 26,687,000         |
| RIVANNA              | 54               | 47,443,255         | 0                         | 0              | 6                      | 6,875,000         | 1                      | 15,000,000        | 61         | 69,318,255         |
| SAMUEL MILLER        | 32               | 36,463,773         | 0                         | 0              | 1                      | 58,000            | 2                      | 607,500           | 35         | 37,129,273         |
| SCOTTSVILLE          | 72               | 23,221,266         | 6                         | 949,000        | 3                      | 6,200,000         | 4                      | 904,600           | 85         | 31,274,866         |
| WHITE HALL           | 94               | 37,741,346         | 1                         | 0              | 0                      | 0                 | 1                      | 2,568             | 96         | 37,743,914         |
| <b>TOTAL</b>         | <b>289</b>       | <b>167,020,136</b> | <b>8</b>                  | <b>979,000</b> | <b>13</b>              | <b>31,521,000</b> | <b>14</b>              | <b>17,245,668</b> | <b>324</b> | <b>216,765,804</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.

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Table VI. Nine Year Comparison of Estimated Cost of Construction by Magisterial District

|               | 2015               | 2016               | 2017               | 2018               | 2019               | 2020               | 2021               | 2022               | 2023               |
|---------------|--------------------|--------------------|--------------------|--------------------|--------------------|--------------------|--------------------|--------------------|--------------------|
| RIO           | 37,477,679         | 23,540,948         | 23,116,154         | 49,072,972         | 48,669,126         | 74,230,835         | 16,276,202         | 39,555,386         | 14,612,496         |
| JOUETT        | 26,719,594         | 20,473,201         | 27,989,277         | 16,979,938         | 14,663,646         | 9,687,093          | 23,495,069         | 10,842,778         | 26,687,000         |
| RIVANNA       | 34,799,885         | 39,635,192         | 44,468,416         | 33,520,151         | 32,384,070         | 46,829,288         | 98,350,320         | 68,743,708         | 69,318,255         |
| SAMUEL MILLER | 34,368,758         | 34,126,013         | 47,347,986         | 60,913,244         | 34,654,292         | 40,692,345         | 23,072,179         | 27,473,055         | 37,129,273         |
| SCOTTSVILLE   | 16,212,190         | 60,769,685         | 34,027,468         | 55,680,049         | 26,011,682         | 39,718,758         | 40,302,056         | 32,875,941         | 31,274,866         |
| WHITE HALL    | 48,476,232         | 52,589,103         | 53,278,023         | 56,125,173         | 58,909,634         | 86,076,449         | 67,188,078         | 65,375,311         | 37,743,914         |
| <b>TOTAL</b>  | <b>198,054,338</b> | <b>231,134,142</b> | <b>230,227,324</b> | <b>272,291,526</b> | <b>215,292,450</b> | <b>297,234,768</b> | <b>268,683,904</b> | <b>244,866,179</b> | <b>216,765,804</b> |

