



# ALBEMARLE COUNTY 2020 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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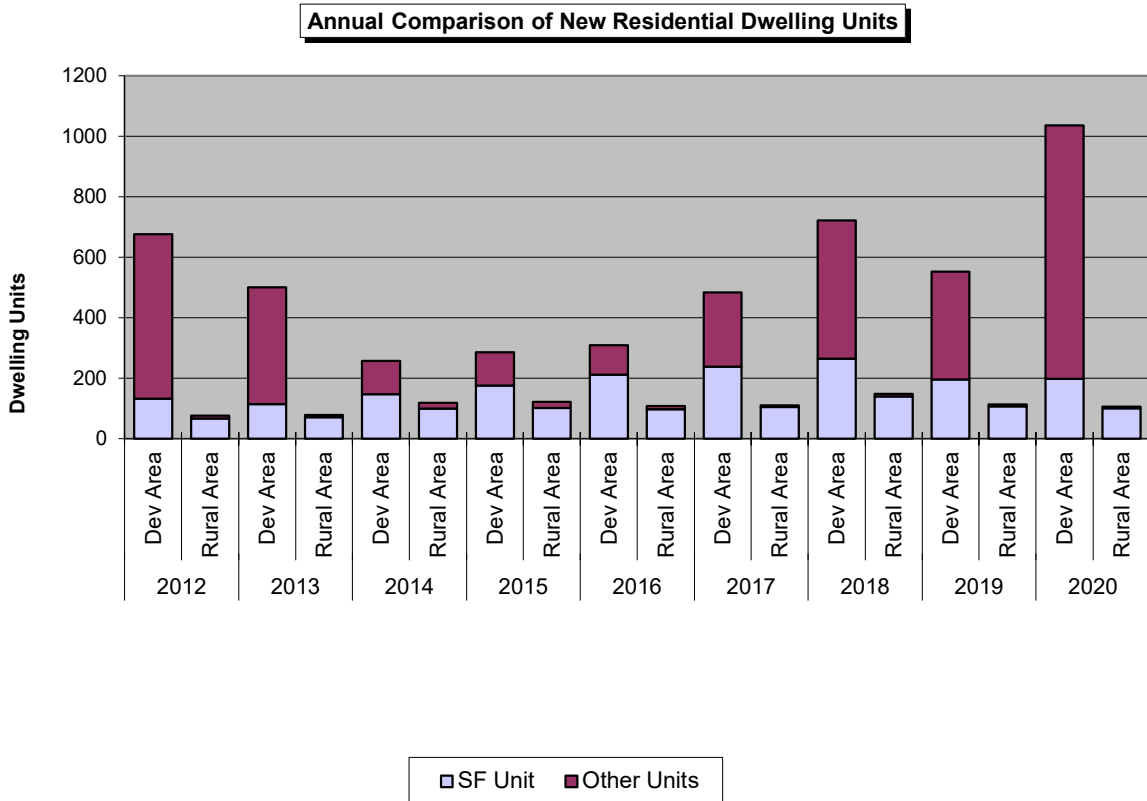
During 2020, 680 certificates of occupancy were issued for 1143 dwelling units. There were two permits issued for a mobile home in an existing park, at an exchange rate of \$2,500/unit, for a total of \$5,000. There were no certificates of occupancy issued for the conversion of an apartment to a condominium.

**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	2012		2013		2014		2015		2016		2017		2018		2019		2020		2020 Totals
	Dev	Rural	Dev	Rural	Dev	Rural	Dev	Rural	Dev	Rural	Dev	Rural	Dev	Rural	Dev	Rural	Dev	Rural	
1st Quarter	95	10	104	10	38	20	57	30	56	22	92	37	187	31	102	19	165	24	189
2nd Quarter	108	21	260	22	72	28	102	41	71	33	110	22	119	44	118	29	349	29	378
3rd Quarter	215	22	81	17	77	20	69	26	89	30	117	16	228	34	161	35	152	31	183
4th Quarter	258	23	55	29	70	50	58	25	93	23	164	35	188	39	171	30	371	22	393
COMP PLAN AREA TOTALS	676	76	500	78	257	118	286	122	309	108	483	110	722	148	552	113	1037	106	1143
YEAR TO DATE TOTALS	752		578		375		408		417		593		870		665		1143		

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



\* Year-to-date total only

**2020 Year End**

**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	23	0	72	0	0	65	0	0	160	14%
JACK JOUETT	4	0	16	0	0	22	0	0	42	4%
RIVANNA	34	1	24	0	0	200	0	0	259	23%
SAMUEL MILLER	55	0	2	0	0	56	1	0	114	10%
SCOTTSVILLE	60	0	45	0	0	0	2	0	107	9%
WHITE HALL	121	7	58	0	0	274	1	0	461	40%
<b>TOTAL</b>	<b>297</b>	<b>8</b>	<b>217</b>	<b>0</b>	<b>0</b>	<b>617</b>	<b>4</b>	<b>0</b>	<b>1143</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	23	0	0	22	0	0	45	4%
URBAN NEIGHBORHOOD 2	19	0	20	0	0	65	0	0	104	9%
URBAN NEIGHBORHOOD 3	17	1	24	0	0	0	0	0	42	4%
URBAN NEIGHBORHOOD 4	1	0	30	0	0	0	0	0	31	3%
URBAN NEIGHBORHOOD 5	21	0	0	0	0	56	0	0	77	7%
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%
<b>URBAN AREAS SUBTOTAL</b>	<b>58</b>	<b>1</b>	<b>97</b>	<b>0</b>	<b>0</b>	<b>143</b>	<b>0</b>	<b>0</b>	<b>299</b>	<b>26%</b>
CROZET COMMUNITY	90	7	58	0	0	274	0	0	429	38%
HOLLYMEAD COMMUNITY	4	0	3	0	0	200	0	0	207	18%
PINEY MOUNTAIN COMMUNITY	1	0	42	0	0	0	0	0	43	4%
<b>COMMUNITIES SUBTOTAL</b>	<b>95</b>	<b>7</b>	<b>103</b>	<b>0</b>	<b>0</b>	<b>474</b>	<b>0</b>	<b>0</b>	<b>679</b>	<b>59%</b>
RIVANNA VILLAGE	44	0	15	0	0	0	0	0	59	5%
<b>VILLAGE SUBTOTAL</b>	<b>44</b>	<b>0</b>	<b>15</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>59</b>	<b>5%</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>197</b>	<b>8</b>	<b>215</b>	<b>0</b>	<b>0</b>	<b>617</b>	<b>0</b>	<b>0</b>	<b>1037</b>	<b>91%</b>
RURAL AREA 1	24	0	2	0	0	0	1	0	27	2%
RURAL AREA 2	17	0	0	0	0	0	0	0	17	1%
RURAL AREA 3	32	0	0	0	0	0	0	0	32	3%
RURAL AREA 4	27	0	0	0	0	0	3	0	30	3%
<b>RURAL AREA SUBTOTAL</b>	<b>100</b>	<b>0</b>	<b>2</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>4</b>	<b>0</b>	<b>106</b>	<b>9%</b>
<b>TOTAL</b>	<b>297</b>	<b>8</b>	<b>217</b>	<b>0</b>	<b>0</b>	<b>617</b>	<b>4</b>	<b>0</b>	<b>1143</b>	<b>100%</b>

**2020 Year End**

**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	0	20	0	0	65	0	0	104	9%
Baker Butler	11	0	45	0	0	0	0	0	56	5%
Broadus Wood	7	0	0	0	0	0	1	0	8	1%
Brownsville	63	5	29	0	0	190	0	0	287	25%
Cale	32	0	30	0	0	56	0	0	118	10%
Crozet	44	2	29	0	0	84	0	0	159	14%
Greer	1	0	7	0	0	22	0	0	30	3%
Hollymead	0	0	0	0	0	200	0	0	200	17%
Meriwether Lewis	13	0	0	0	0	0	0	0	13	1%
Murray	3	0	2	0	0	0	0	0	5	0%
Red Hill	15	0	0	0	0	0	0	0	15	1%
Scottsville	9	0	0	0	0	0	2	0	11	1%
Stone Robinson	63	1	39	0	0	0	1	0	104	9%
Stony Point	17	0	0	0	0	0	0	0	17	1%
Woodbrook	0	0	16	0	0	0	0	0	16	1%
<b>TOTAL</b>	<b>297</b>	<b>8</b>	<b>217</b>	<b>0</b>	<b>0</b>	<b>617</b>	<b>4</b>	<b>0</b>	<b>1143</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	101	\$ 23,520,234	13	\$ 904,195	4	\$ 38,418,106	10	\$ 11,300,800	128	\$ 74,143,335
JOUETT	21	\$ 8,480,893	10	\$ 1,012,000	0	\$ -	3	\$ 194,200	34	\$ 9,687,093
RIVANNA	65	\$ 40,769,081	24	\$ 718,843	3	\$ 1,331,477	14	\$ 3,907,643	106	\$ 46,727,044
S. MILLER	60	\$ 35,424,131	42	\$ 2,946,115	3	\$ 1,400,000	3	\$ 894,227	108	\$ 40,664,473
SCOTTSVILLE	107	\$ 23,041,527	14	\$ 687,613	3	\$ 365,000	12	\$ 15,099,618	136	\$ 39,193,758
WHITE HALL	198	\$ 80,913,151	38	\$ 2,040,523	4	\$ 2,680,700	5	\$ 1,350,000	245	\$ 86,984,374
<b>TOTAL</b>	<b>552</b>	<b>\$ 212,149,017</b>	<b>141</b>	<b>\$ 8,309,289</b>	<b>17</b>	<b>\$ 44,195,283</b>	<b>47</b>	<b>\$ 32,746,488</b>	<b>757</b>	<b>\$ 297,400,077</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.