

South Hill, VA Retail Incentives

Amended August 10, 2015



You'll like the view from
South Hill

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The concept of these retail incentives is to create within the Town an improved climate for private sector investment, development and expansion. This is accomplished by reducing the cost of doing business through regulatory flexibility and through tax and other financial incentives.

Incentive amendment applications can be submitted once every twelve months. Amendments are approved in June of the year and take effect July 1 of the year.

Locality Offering the Retail Incentive:

Town of South Hill

Incentive No., Name and Description:

#1, Refund of Water/Sewer Connection Fees – Water and sewer connection fees up to \$2,500.00 will be refunded for new or expanding retail business. The refund will be paid only when the Town is satisfied the jobs have been created and filled.

Qualification Requirements:

A minimum of three (3) permanent full-time jobs as defined by the Town of South Hill, VA must be created within six months of water/sewer service cut-on.

Financial Value of Incentive:

\$1,000.00 water connection fee

\$1,500.00 sewer connection fee

Period of Availability:

All zones and incentives are up for change or renewable every five years starting in the year 2015.

Source of Funds:

Town of South Hill – refund water/sewer connection fees

Zone Area:

The corporate limits of South Hill

Locality Offering the Retail Incentive:

Town of South Hill

Incentive No., Name and Description:

#2, Refund Building Permit Fees – Refund building permit fees up to \$5,000.00 for new or expanding retail business

Qualification Requirements:

Minimum investment of \$500,000.00 in land, buildings or equipment

Financial Value of Incentive:

Dependent on the size of the facility being constructed

Period of Availability:

All zones and incentives are up for change or renewable every five years starting in the year 2015.

Source of Funds:

Town of South Hill – Building permit fees

Zone Area:

The corporate limits of South Hill

Locality Offering the Retail Incentive:

Town of South Hill

Incentive No., Name and Description:

#3, Refund of Business License Tax – Refund of business license tax up to \$15,000 for new or expanding retail businesses

- First Year – 100%
- Second Year – 50%
- Third Year – 25%

The refund will be paid only when the Town is satisfied the jobs have been created and filled.

Qualification Requirements:

A minimum of three (3) permanent full-time jobs as defined by the Town of South Hill, VA must be created within six months of water/sewer service cut-on.

Financial Value of Incentive:

Dependent upon type of retail business and gross receipts

Period of Availability:

All zones and incentives are up for change or renewable every five years starting in the year 2015.

Source of Funds:

Town of South Hill – refund business license tax

Zone Area:

The corporate limits of South Hill

Locality Offering the Retail Incentive:

Town of South Hill

Incentive No., Name and Description:

#4, Refund of Retail Business, Real Estate and Personal Property Taxes – Real estate and personal property taxes will be refunded for new or expanding retail businesses. The refund will be paid only when the Town is satisfied the jobs have been created and filled.

Qualification Requirements:

- A. Two to six million dollars in private investments (building and land) and create a minimum of 10 full-time jobs as defined by the Town of South Hill, VA
 - First Year – 50% refund of Real Estate and Personal Property
 - Second Year – 25% refund of Real Estate and Personal Property
 - Third Year – 15% refund of Real Estate and Personal Property
- B. Six million dollars plus private investments (building and land) and create a minimum of 75 full-time jobs as defined by the Town of South Hill, VA
 - First Year – 75% refund of Real Estate and Personal Property
 - Second Year – 50% refund of Real Estate and Personal Property
 - Third Year – 25% refund of Real Estate and Personal Property

Financial Value of Incentive:

Dependent on the size of the facility being constructed

Period of Availability:

All zones and incentives are up for change or renewable every five years starting in the year 2015.

Source of Funds:

Town of South Hill – real estate and personal property tax refund

Zone Area:

The corporate limits of South Hill

Locality Offering the Retail Incentive:

Town of South Hill

Incentive No., Name and Description:

#5, Refund of Water/Sewer Connection Fees (Downtown Zone Only) – Water and sewer connection fees up to \$2,500 will be refunded for new or expanding retail business. The refund will be paid only when the Town is satisfied that \$25,000 in private investments were made.

NOTE: To qualify, must not be any past due taxes on real estate and personal property in the downtown zone

Qualification Requirements:

\$25,000 private investments (building and land) or remodeling

Financial Value of Incentive:

\$1,000 water connection fee

\$1,500 sewer connection fee

Period of Availability:

Zone and incentives are up for change or renewable every five years starting in the year 2015.

Source of Funds:

Town of South Hill – refund of water/sewer connection fee

Zone Area:

Downtown as shown on downtown map in South Hill

Locality Offering the Retail Incentive:

Town of South Hill

Incentive No., Name and Description:

#6, Waiver of Building Permit Fees (Downtown Zone Only) – Waiver of building permit fees for new or expanding retail businesses

Qualification Requirements:

Minimum investment of \$25,000 in land, buildings or equipment

Financial Value of Incentive:

Dependent on the size of the facility being constructed

Period of Availability:

Zone and incentives are up for change or renewable every five years starting in the year 2015.

Source of Funds:

Town of South Hill – waived building permit fees

Zone Area:

Downtown as shown on downtown map in South Hill

Locality Offering the Retail Incentive:

Town of South Hill

Incentive No., Name and Description:

#7, Refund of Retail Business Real Estate and Personal Property Taxes (Downtown Zone Only) – Refund of real estate and personal property taxes for retail businesses located in the downtown zone only

NOTE: To qualify, must not be any past due taxes on real estate and personal property in the downtown zone

Qualification Requirements:

\$25,000.00 private investments (building and land) or remodeling

- First Year – 50% refund of Real Estate and Personal Property
- Second Year – 25% refund of Real Estate and Personal Property
- Third Year – 15% refund of Real Estate and Personal Property

Financial Value of Incentive:

Dependent on the size of the facility being constructed

Period of Availability:

Zone and incentives are up for change or renewable every five years starting in the year 2015.

Source of Funds:

Town of South Hill – real estate and personal property tax refund

Zone Area:

Downtown as shown on downtown map in South Hill

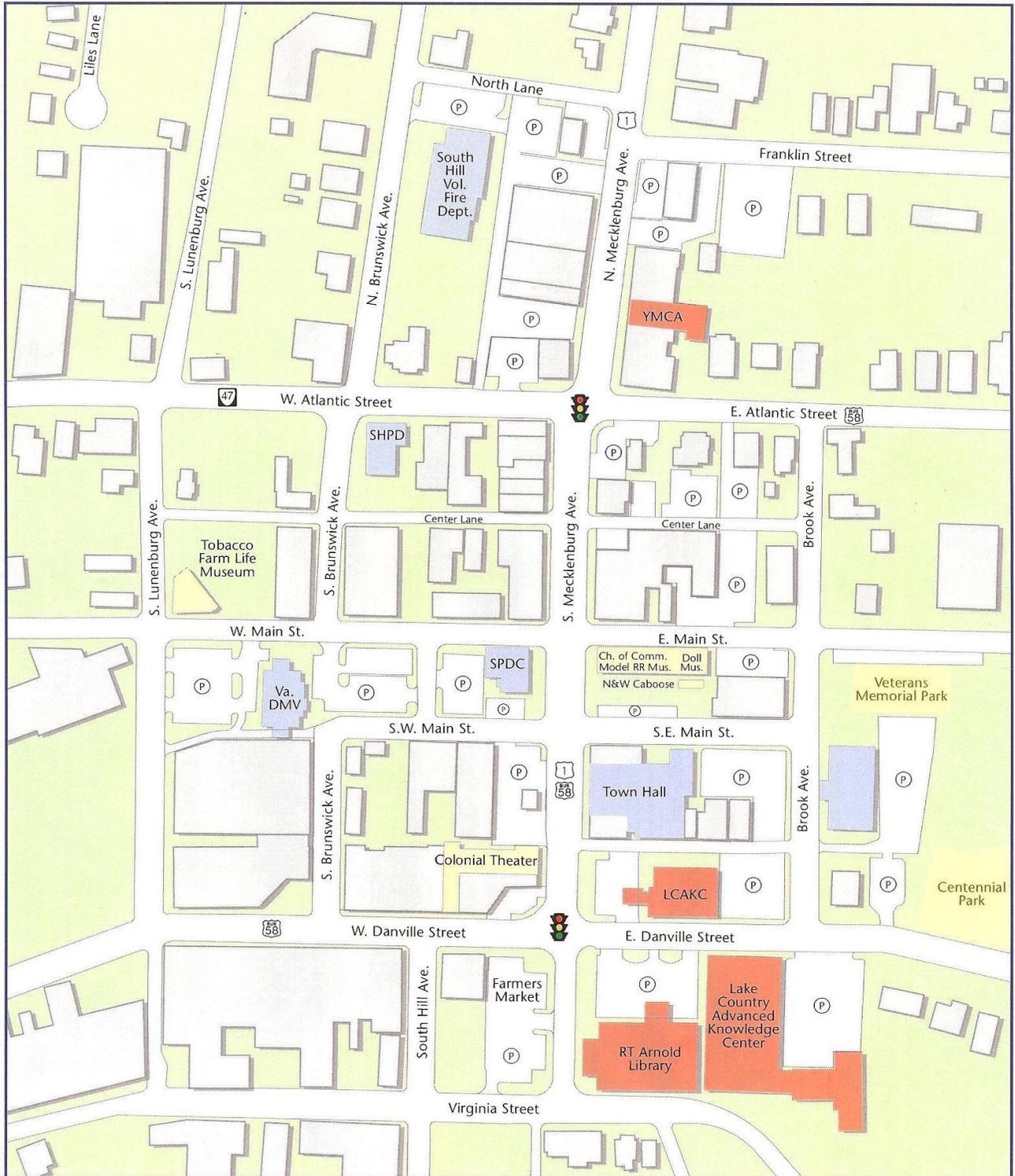
Locality Offering the Incentive:

Town of South Hill

Incentive No., Name and Description:

#8, Local Assistance – Work with landowner, realty company and developer to help create a smooth transition

Downtown South Hill



Attractions & Tourism	Government & Public Use	Health & Education	Other Buildings	0	100	200	feet	Street	Parking Lot	Public Parking	Parks & Recreation

Map by Southside Planning District Commission
April 30, 2009 #1-490 ARW