



Office of the Town Manager

Frank Cassidy

STAFF REPORT

Warrenton Town Council

Carter Nevill, Mayor

Heather Sutphin, Ward 1

William Semple, Ward 2

Brett Hamby, Ward 3

James Hartman, Ward 4 Vice Mayor

Jay Heroux, Ward 5

Paul Mooney, At Large

David McGuire, At Large

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| Council Meeting Date: | July 11, 2023 |
| Agenda Title: | Properties exempted from county taxation by resolution of the Fauquier County Board of Supervisors |
| Requested Action: | Review and consider if the Council wishes to exempt the same properties from town taxation |
| Department / Agency Lead: | Finance |
| Staff Lead: | Stephanie Miller, Finance Director |

EXECUTIVE SUMMARY

The Fauquier County Commissioner of the Revenue serves as the assessor for properties located in town. In 2022, the Commissioner notified us that several properties had been exempted from county taxation by resolution of the County Board of Supervisors. As such, those properties were not included in the land book provided by the county to the town. These properties have consequently not been taxed by the town. The Town Council may review the listing of properties and determine if they wish to similarly exempt the properties from local taxation by the town. Alternatively, staff will assess the properties for the preceding three years, as applicable.

BACKGROUND

Fauquier County has provided local county tax exemption for a total of 34 parcels located within the town, with 15 different property owners, shown below. Two of the properties are owned by the Warrenton Horse Show Association, which will transition to the town upon completion of the sale later this year.

| Owner |
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| Fauquier Community Food Bank & Thrift Store |
| Fauquier Family Shelter Services, Inc. |
| Fauquier Habitat for Humanity |
| Highland School Educational Foundation, Inc. |
| Hospice Support of Fauquier County, Inc. |
| IOOF Charity Lodge #27 Trustees |
| Mt. Carmel Lodge #133 Ancient Fr |
| Oak Springs Association Limited Partnership |
| PATH Holdings I LLC |
| PATH Holdings II LLC |
| PATH Holdings III LLC |
| Sudduth John D Post No. 72, Inc. |
| View Tree Masonic Lodge |
| Warrenton Horse Show Association |
| The Warrenton Meeting Place |

A complete listing of the parcels and assessed values is attached to the agenda item.

STAFF RECOMMENDATION

Consider the properties exempted from County taxation by resolution of the County Board of Supervisors and determine if the Council wishes to adopt a similar resolution or assess the taxes retroactively. If Council wishes to exempt the properties, then staff will draft the resolutions for the August agenda.

Service Level/Policy Impact

There is no service level impact. From a policy perspective, exempting the properties could be viewed as providing support for the non-profits on the list.

Fiscal Impact

Based on the latest assessment, the annual fiscal impact is \$22,746.

Legal Impact

Va. Code § 58.1-3256 states that "Any town which has failed to conduct a general reassessment within five years shall use only those assessed values assigned by the county." The code is silent as to locally exempt properties. Va. Code § 58.1-3903 states that the tax-assessing officer of a town shall list and assess any local tax that has not been assessed for any of the three preceding tax years.

Should the Council opt not to exempt these properties, then the town will research the tax history of these parcels and issue tax bills for the three preceding years, as applicable.

ATTACHMENTS

1. List of properties exempted from county taxation by resolution of the Fauquier County Board of Supervisors