



BUNCOMBE COUNTY
AFFORDABLE HOUSING SERVICES PROGRAM:
YEAR ROUND INCENTIVES
PERMIT FEE REBATE PROGRAM

DESCRIPTION AND APPLICATIONS Fiscal Year ~~2012-2013~~
2017-2018

~~Buncombe County~~
~~Department of Planning and Development~~
~~July 2012~~

Introduction

The Buncombe County Commissioners have identified affordable housing as a priority. Affordable housing opportunities for all segments of the community are recognized as an important part of developing and maintaining a healthy economy and workforce.

The County has established the following goals for the Affordable Housing Services Program (AHSP):

- ✓ Increase the stock of affordable housing
- ✓ Preserve existing housing stock
- ✓ Reduce substandard housing
- ✓ Support homeownership initiatives such as downpayment assistance programs

Through the AHSP, the County is offering several programs to promote these goals. ~~Three-Two~~ of these programs are offered **year-round**, including the Permit Fee Rebate Program and the Employee Housing Assistance Program.

- ▲ ~~Permit Fee Rebate Program~~
- ▲ ~~Development Incentive Program (new for FY2013)~~
- ▲ ~~Employee Housing Assistance Program~~

This application is for the Permit Fee Rebate Program.

In addition, the County administers a low interest loan program ~~fourth program, which offers low interest loans~~ to assist in the provision of decent, safe, and affordable housing. ~~Applications for this program are accepted once a year.~~ For further information on this and other Affordable Housing Service programs, contact the Buncombe County Department of Planning and Development at (828) 250-4830.

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Program Description

Permit Fee Rebate Program

Overview

Buncombe County offers a permit fee rebate on building, well and septic permits for housing that is constructed and sold or rented affordably.

One-half of the permit fees paid for the construction of housing that meets state building code and that costs less than ~~\$224,000, 155,000 for up to a two-bedroom unit, and less than \$175,000 for a three- or more bedroom unit,~~ can be returned as an incentive to build affordable housing.

MSD and the Water Authority have also agreed to rebate a portion of their fees to the applicant, if the County agrees that the home meets affordability standards. Save the receipts for your permits from these agencies as these could potentially result in a partial rebate, as well. These agencies should be contacted directly if you intend to apply for the additional rebates.

Eligibility

Both rental development and housing for sale could be eligible. The following projects qualify as affordable:

- **Rental Housing-** housing that is developed with assistance from a state or federal program requiring it to remain affordable for tenants below 80% of Area Median Income (AMI). If a project is not assisted with state or federal funds, and therefore is not bound to an affordability period, then deed restrictions must be imposed to keep property affordable for at least five (5) years.
- **Housing for sale-** single family or condominium-type units that meet state building code ~~(excludes mobile homes)~~ and are sold for ~~\$224155,000~~ or less ~~for houses up to and including 2 bedrooms, and for \$175,000 or less for three or more bedrooms,~~ or are assessed by Buncombe County at less than those amounts.

How to Obtain the Rebate

- Pay the regular fees at the start of the project. Keep the receipts.
- When the project is complete, complete the attached Permit Fee Rebate application (extra copies available from the County's Building Permits and Inspections Department or Planning Department).
- Mail the application, the receipts, and evidence of affordability (HUD-1 settlement statement or evidence of federal/state assistance) to:
Buncombe County Planning
46 Valley Street
Asheville, NC 28801
- Contact the Water Authority and MSD for information about requesting a rebate through their affordable housing permit fee rebate programs.

Questions? *See the next page for useful Contact Information.*

Each agency or department should be contacted directly for full details on participation in the Permit Fee Rebate program.

- Contact Buncombe County's Planning Department (250-4830) for questions about qualifying projects and submitting the fee rebate request.
- Contact Buncombe County Permits and Inspections (250-5360) for questions about building permit fees.
- Contact Buncombe County Environmental Health (250-5016) for questions about septic and well permit fees.
- Contact MSD (251-4781 or 250-5345) for questions about sewer fees and rebate requests.
- Contact the City of Asheville Water Department (251-1122) for questions about water fees and rebate requests.

Building Permit #: _____

**Buncombe County
FEE REBATE PROGRAM
Application**

Name of Applicant:	
Address of Applicant:	
Tax ID # or Social Security #:	Telephone #:
Address of Affordable Housing:	Parcel Identification Number (PIN):

FOR SALE PROJECTS ONLY Date of Sale: Sale Price or Assessed Value:	RENTAL PROJECTS ONLY Completion Date: Name of Assistance Program:
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DATE	FEE AMOUNT	PAID
	Building Permit Fee	\$
	Water Fee	\$
	MSD Fee	\$
	Environmental Health Fee (Septic)	\$
	Environmental Health Fee (Well)	\$
	Other Fees	\$
	Total Fees Paid	\$

Attach required documentation:

1. Copy of Closing Statement (HUD-1 or equivalent), County assessment, or evidence of local, state or federal assistance for rental property;
2. Copy of receipt(s) for fees paid.

The undersigned certifies that this application and attached documentation are true, accurate, and complete; that the sale price represents the full market value of the home; that no other payments have been or will be received by the seller in connection with the sale of the home; that the purchaser is not an immediate family member or business associate of the seller; and that the rents for any units rented are required by a local, state, or federal assistance program to be affordable to households at or below 80% of Area Median Income.

Signature of Applicant: _____ Date: _____

This application and attached documentation have been reviewed and are hereby approved for an Affordable Housing Fee Rebate in the amount of: \$ _____ BUNCOMBE COUNTY _____ Date: _____ Buncombe County Planning Director or Designee
