



# County of Buncombe

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**PLANNING AND DEVELOPMENT**  
**46 Valley Street**  
**Asheville, NC 28801**

**Jon E. Creighton**  
*Planning Director/Asst. County Manager*  
*Telephone (828) 250-4830*  
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## **Buncombe County Fee Rebate Program for Affordable Housing**

Your construction project may qualify for a partial fee rebate

One-half of the permit fees paid for building housing that meets state building code and that costs less than \$160,000 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.

### **Projects Qualifying as Affordable**

- **Housing for sale-** single family or condominium-type units that meet state building code (not mobile homes) and are sold for \$160,000 or less, or is assessed by Buncombe County at less than \$160,000.
- **Rental Housing-** housing that is developed with assistance from a state or federal program requiring it to remain affordable for tenants below 80% of median income. If project is not assisted with state or federal funds and therefore is not bound to affordability period then deed restrictions must be imposed to keep property affordable for at least 5 years.

### **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 rebate form, attached (extra copies available from Building Permits and Inspections or the Planning Department).
- Mail the form, 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?**

- 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.

**AFFORDABLE HOUSING: APPLICATION FOR FEE REBATE**

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

<b>SALE ONLY</b> Date of Sale: Sale Price or Assessed Value:	<b>RENTAL ONLY</b> Completion Date: Name of Assistance Program:
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Building Permit #:
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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	

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: \$ \_\_\_\_\_

\_\_\_\_\_ Date: \_\_\_\_\_

Buncombe County Planning Director or Designee