

**NOTICE OF PUBLIC HEARING  
TOWN OF PURCELLVILLE, VIRGINIA  
Effective July 1, 2026**

The Purcellville Town Council will hold a public hearing in the Council Chambers at 221 S. Nursery Avenue, Purcellville, Virginia on Tuesday, April 14, 2026 at 6:00 PM to receive comments on the proposed changes to the Master Tax and Fee ordinance, a component of the FY27 Budget process. The ordinance proposes rate changes effective July 1, 2026 for the following tax and fees: (1) Meals Tax; (2) Community Signs; (3) Police Fees; (4) Public Works Rental Rates for Equipment; (5) Public Works Labor and Administration Rates; (6) Community Development Fees for: Subdivisions, Site Plans, and Performance Bonds and As-Built Site Inspections, Land Use Applications, Demolition Permits; (7) Economic Planning and Development Board of Architectural Review Applications; (8) Parks and Recreation Train Station Fees; (9-10) Utility User Rate increases not to exceed 40% for water charges and 26.5% for wastewater charges for in town and out of town customers effective with usage beginning in mid-July 2026 as included on the customer's October 2026 Utility bill.

Copies of the proposed master tax and fee ordinance and schedule are available on the Town website and are available for review at the Town Hall Monday through Friday between the hours of 9:00 am and 3:00 pm, or by appointment between 3:00 pm and 4:30 pm, holidays excepted.

At this hearing, all persons desiring to express their views will be heard. Town Hall is open to the public from 9:00 AM to 3:00 PM Monday through Friday. Citizens wishing to provide comments on this item can email their comments to [info@purcellville.gov](mailto:info@purcellville.gov) by 4:00 PM on April 10, 2026.

**1) Meals Tax: Tax set to six percent (Va. Code § 58.1-3840)**

Category	Current Rates and Fees	FY 2027 Tax Rate or Fee	Changes
Meals Tax	5%	6%	1%

**2) Community Signs: fee changed based on new or modified sign, not in/out of town organization**

Category	Current Rates and Fees	FY 2027 Tax Rate or Fee	Changes
Community Events Sign	\$55 (in Town organization) \$65 (out of Town organization)	\$60 (New sign) \$35 (Modify existing sign)	Price based on sign costs not organization location

**3) Police Fee: add existing fees to schedule (Town Code §78-19)**

Category	Current Rates and Fees	FY 2027 Tax Rate or Fee	Changes
Failure to pay full time and attention	-	\$150 fine plus court costs	New to schedule to support the Town's Ordinance

**4) Public Works Rental Rates: various equipment fees increased (Va. Code §15.2-2119, §15.2-951, §15.2-1102)**

Category	Current Rates and Fees	FY 2027 Tax Rate or Fee	Changes
<b>Public Works Equipment</b>			Increase of
<i>(Note: Equipment Rates are without Operator)</i>			
4-Wheel Backhoe	\$75.00	\$147.53	\$72.53
Boom Arm Mower	\$54.00	\$80.06	\$26.06
Camera Truck	\$102.00	\$102.00	\$0.00
Dump Truck	\$44.00	\$142.41	\$98.41
Dump Truck w/ Plow and/or Spreader	\$64.00	\$173.91	\$109.91
Pickup Truck	\$22.00	\$47.72	\$25.72
Pickup Truck w/Plow and/or Spreader	\$43.00	\$78.32	\$35.32
Rubber Tire Loader	\$75.00	\$222.39	\$147.39
Steiner Mower	\$41.00	\$67.26	\$26.26
Tractor with Bush Hog	\$48.00	\$92.90	\$44.90
Vacuum Truck	\$134.00	\$161.58	\$27.58
Trash Pump	\$12.00	\$91.25	\$79.25

**5) Public Works Administrative and Labor Rates: fee increased (Va. Code §15.2-2119, §15.2-951, §15.2-1102)**

Category	Current Rates and Fees	FY 2027 Tax Rate or Fee	Changes
<b>Labor and Administration Rates</b>			Increase of
<b>Position:</b>	<b>Hourly Rate/Hourly Overtime Rate</b>	<b>Hourly Rate/Hourly Overtime Rate</b>	
Public Works Director	\$85.00 / \$127.50	\$107.68 / n/a	\$22.68
Public Works Superintendent	\$61.00 / \$91.50	\$89.28 / n/a	\$28.28
Public Works Team Leader	\$56.00 / \$84.00	\$69.73 / \$104.60	13.73 / 20.595
Public Works Inspector	\$51.50 / \$77.25	\$67.62 / \$101.24	16.12 / 24.18
Public Works Maintenance Worker	\$37.00 / \$55.50	\$58.06 / \$87.08	21.06 / 31.59

**6) Community Development Fee: Changes for Subdivision, Site Plan, and Performance Bonds and As-Built Site Inspections, Land Use Applications, Demolition Permits (Va. Code § 15.2-2241, § 15.2-2246)**

Application Category / Type	Current Fees	FY 2027 Tax Rate or Fee	Changes
<b>Subdivision</b>			
Preliminary Plat	\$2,500 + \$100/lot	\$2,500+\$100 / lot resid; \$5,000 - Commercial up to 2 submission; \$1,500 per additional submission plus \$200/lot	Increase for Commercial
Minor Subdivision Plat	\$500 + \$100 per lot (3 lots or less)	\$1,000 + \$100 per lot	Increase
Construction Plans (Public Facility Construction Plans)	\$2,000 for 2 submissions + 1% of value of public improvements	Non-resid: \$8,000 + \$125 / lot for 2 submissions; \$750 for each additional submis; Resid: \$120 per lot; \$1,500 per each additional submission	Increase
Additional Submissions (applies to all plats & plans)	2 <sup>nd</sup> & subsequent: \$500	non-resid: \$750 / resid: \$1,000	Increase
Boundary line adjustment & lot consolidation plats	\$250 for single party; \$500 for 2 or more parties; + cost of Town attorney review + 10% administrative fee	\$1,250 for single party; \$1,750 for 2 or more parties + \$275 for each subsequent submission after 2nd	Increase
Other plats (easement plats, correction plats, etc)	\$675 plus \$50 per lot	Boundary line vacation plat: \$1000 + \$275 after 2nd; Correction plat: \$1500 per lot + \$315 after 2nd sub; Easement plat: \$2500 + \$500 for addtl after 2nd sub; + cost of public hearings	Increase

Application Category / Type	Current Fees	FY 2027 Tax Rate or Fee	Changes
<b>Site Plan</b>			
Preliminary/Final Site Development Plan	\$5,000 for 2 submissions +2% of public improvements value	\$10,000 + \$200/acre plus inspection costs to proposed public and site improvements over 1 acre for 2 submissions; \$5,000 for less than 1 acre with similar stipulations	Increase
Final Site Plan	\$3,000 for 2 submission +2% of value of bonded improvements	\$3,000 for 2 submission +2% of value of bonded improvements; \$1,000 after the second submission	Change to subsequent submissions
Additional Submissions (applies to all site plans)	3rd & subsequent: \$500	\$1,000 after second submission	Increase to subsequent submissions
Revisions to approved site plan	\$500	\$1,000	Increase
Minor Site Plan	\$2,250	\$3,250 + \$100 per acre + inspection costs for public and site improvements for up to 2 submissions; \$1,500 subsequent submissions	Increase
Plats (easement, corrections, etc)	\$675 (Attorney fee included upfront)	Eliminate - see Other plats (easement plats, correction plats, etc)	Remove
<b>Performance Bonds and As-Built Site Inspections</b>			
Bond extension	\$250 per year extended	\$500	Increase

Application Category / Type	Current Fees	FY 2027 Tax Rate or Fee	Changes
<b>Land Use Applications</b>			
Zoning Map Amendment	0-5 ac: \$2,500	0-5 ac: \$2,500 for first submission; additional submissions = \$1,000 each submission	Increase for subsequent submissions
	5-10 ac: \$3,500	5-10 ac: \$3,500 for first submission; additional submissions = \$1,000 each submission	
	10-25 ac: \$6,500	10-25 ac: \$6,500 for first submission; additional submissions = \$1,000 each submission	
	25-100 ac: \$7,500	25-100 ac: \$7,500 for first submission; additional submissions = \$1,000 each submission	
	>100 ac: \$8,500 + \$25 each add'l ac.	>100 ac: \$8,500 + \$25 each add'l ac. for first submission; additional submissions = \$1,000 each submission	
Comprehensive Plan Amendment	\$2,500	\$4,000 + cost of advertising for public hearings and notices	Increase
Zoning Ordinance Text Amendment	\$2,500	\$3,000 + cost of advertising for public hearings and notices.	Added the word "Zoning". Increase.
Special Use Permit	\$2,000 for construction,	\$2,000 for construction first submission; \$1,200 per subsequent submission; \$1,000 for non profits (any number of submissions); \$500 for Accessory Dwelling Units (ADU)	Change to subsequent submissions, Non-profits, ADU.
Commission Permit	\$750	\$1,000	Increase
<b>Administrative Permits</b>			
Demolition Permit	Principal structures: \$150	Principal structures: \$200; accessory structures: \$100	Increase. Delineated accessory structures

**7) Economic Planning and Development Fee: Board of Architectural Review Applications for new construction & additions fees increased**

Category	Current Fees	FY 2027 Tax Rate or Fee	Changes
New Construction & Additions	\$350	New Construction: \$500; Additions: \$350	Increase new construction.

**8) Parks & Recreation Fees: Increased fees for Train Station**

Category	Current Fees	FY 2027 Tax Rate or Fee	Changes
<b>Train Station Fees</b>			
Full day Use (over 6 hours)	\$160	\$200	Increased rates to help offset cleaning charges; no increase for non-profits
Half day Use (6 hours)	\$120	\$150	
Four Hour Block	\$80	\$90	
Two Hour Block	\$60	\$70	
One Hour Block	\$40	\$45	

**9) Utility Rate and Fees: includes an overall 40% water revenue increase for In and Out of Town. Out of Town customer usage rates are double the in Town rates for water. No change in Tiers (Virginia Code § 15.2-2119)**

Category	Current Fees	FY 2027 Tax Rate or Fee	Changes
<b>Water Supply System</b>			
<i>(Rates Per 1,000 Gallons Per Tier)</i>			
<b>RATE (in/out of town)</b>			
Tier 1	\$9.00 / \$18.00	\$12.6 / \$25.2	40% (Not to Exceed)
Tier 2	\$15.75 / \$31.50	\$22.05 / \$44.1	\$6.3 / \$12.6
Tier 3	\$20.26 / \$40.52	\$28.36 / \$56.72	\$8.1 / \$16.2
Tier 4	\$24.75 / \$49.50	\$34.65 / \$69.3	\$9.9 / \$19.8

Category	Current Rates and Fees	FY 2027 Tax Rate or Fee	Changes
<b>Water Supply System</b>			
<b>Water Administrative Service Charge</b>			
<i>(Fixed Fee Based on Meter Size)</i>			
	<b>Current</b>	<b>Advertised</b>	40% (Not to Exceed)
	<b>Same In-Town &amp; Out of Town Rates</b>	<b>Same In-Town &amp; Out of Town Rates</b>	
5/8"	\$17.35	\$24.29	\$6.94
3/4"	\$55.55	\$77.77	\$22.22
1"	\$69.81	\$97.73	\$27.92
1.5"	\$116.84	\$163.58	\$46.74
2"	\$209.08	\$292.71	\$83.63
3"	\$456.20	\$638.68	\$182.48
4"	\$786.58	\$1,101.21	\$314.63
6"	\$1,677.96	\$2,349.14	\$671.18
8"	\$2,936.51	\$4,111.11	\$1,174.60
<b>Water Meter Fee</b>			
<i>(based on Meter Size and Type): Applies to Installation of Any New Water Meter</i>			
	<b>Current</b>	<b>Advertised</b>	
	<b>In-Town Fees / Out-of-Town Fees</b>	<b>In-Town Fees / Out-of-Town Fees</b>	
5/8" Meter	\$474 / \$948	\$664 / \$1328	\$190 / \$380
3/4" Meter	\$549 / \$1098	\$769 / \$1538	\$220 / \$440
1" Meter	\$645 / \$1290	\$903 / \$1806	\$258 / \$516
1.5" Meter	\$889 / \$1778	\$1245 / \$2490	\$356 / \$712
2" T-10 Meter	\$1146 / \$2292	\$1604 / \$3208	\$458 / \$916
2" HP Turbine Meter	\$1483 / \$2966	\$2076 / \$4152	\$593 / \$1186
3" HP Turbine Meter	\$2238 / \$4476	\$3133 / \$6266	\$895 / \$1790
4" HP Turbine Meter	\$3406 / \$6812	\$4768 / \$9536	\$1362 / \$2724
2" T/F Compound Meter	\$3021 / \$6042	\$4229 / \$8458	\$1208 / \$2416
3" T/F Compound Meter	\$4079 / \$8158	\$5711 / \$11422	\$1632 / \$3264
4" T/F Compound Meter	\$5492 / \$10984	\$7689 / \$15378	\$2197 / \$4394
Bulk Water Fee - Water Usage Rate	\$16.83 / 1,000 gallons	\$23.56 / 1,000 gallons	\$6.73 / 1,000 gallons

**10) Utility Rate and Fees: includes an overall 26.5% wastewater revenue increase for In and Out of Town. Out of Town customer usage rates are double the in Town rates for water. No change in Tiers (Virginia Code § 15.2-2119)**

Category	Current Rates and Fees	FY 2027 Tax Rate or Fee	Changes
<b>Wastewater System</b>			
<b>Wastewater Collection System:</b>			
<i>(Usage Rates Per 1,000 Gallons)</i>			
Wastewater Usage Rate (In-Town Rate)	Flat rate \$19.05 per 1,000 gal.	Flat rate \$24.1 per 1,000 gal.	26.5% (Not to Exceed)
Wastewater Usage Rate (Out of Town Rate)	Flat rate \$38.1 per 1,000 gal.	Flat rate \$48.2 per 1,000 gal.	Flat rate \$5.05 per 1,000 gal.
Wastewater Administrative Service Charge			Flat rate \$10.1 per 1,000 gal.
<b>(Fixed Fee Based on Meter Size)</b>			
	<b>Same In-Town &amp; Out of Town Rates</b>	<b>Same In-Town &amp; Out of Town Rates</b>	<b>Increase</b>
5/8"	\$18.97	\$24.00	\$5.03
3/4"	\$60.69	\$76.77	\$16.08
1"	\$76.22	\$96.42	\$20.20
1.5"	\$127.61	\$161.43	\$33.82
2"	\$228.37	\$288.99	\$60.52
3"	\$498.28	\$630.32	\$132.04
4"	\$859.07	\$1,086.72	\$227.65
6"	\$1,832.78	\$2,318.47	\$485.69
8"	\$3,206.90	\$4,056.73	\$849.83