

PILOT HISTORY

During the 1980's, the Town of Front Royal extended municipal water and sewer service into Route 522 Corridor area of Warren County to facilitate commercial and industrial development. Recognizing that the commercial development in the Corridor would impact the vitality of the Town's commercial development, the Town and County entered into an agreement that permitted the Town to collect the equivalent of taxes collected from In-Town commercial businesses as part of the utility bill of customers in the Corridor. The Commonwealth of Virginia also adopted specific legislation that permitted collection of these Payment in-Lieu of Taxes (PILOT) fees as identified in the utility contracts with Corridor customers.

New businesses or changes in business ownership are required to establish a PILOT Contract with the Town for utility service. All requests for new or altered service must be made to the Town through Warren County.

Please schedule a meeting through Warren County with the Town's staff to discuss details about utility provision and the PILOT program at (540) 635-8007 or at FRONTROYALVA.COM

RATE SUMMARY

TAX & FEE RATES

Real Estate Property Tax	\$0.13 per \$100
Personal Property Tax	\$0.64 per \$100
Machinery & Tools Tax	\$0.64 per \$100
Meals Tax	4% of sales
Lodging Tax	6% of sales
BPOL - Varies on Business Type - See Website	

UTILITY RATES

Water	\$9.92 for First 3,000 gallons \$8.51 per 1,000 addl gallons
Sewer	\$17.30 for First 3,000 gallons \$14.88 per 1,000 addl gallons

NEW UTILITY ACCOUNTS

The Town of Front Royal serves as the designated municipal provider of water and sewer services in the Route 522 Corridor. Requests for extension of utility service to new sites and requests to establish utility service by a new owner/tenant must be submitted to the Town from Warren County.

TOWN OF FRONT ROYAL

102 East Main Street
(540) 635-8007

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PAYMENT IN-LIEU OF TAXES (PILOT) PROGRAM



ROUTE 522 CORRIDOR UTILITY CUSTOMERS GUIDE TO THE TOWN'S COMMERCIAL UTILITY PROGRAM

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RT 522 CORRIDOR UTILITIES- PILOT PROGRAM

The Town of Front Royal serves as the designated municipal provider of water and sewer utilities to Warren County. The Town provides service to commercial business located in the Route 522 Corridor through the Payment In-Lieu of Taxes Program. Through this program, the Town can collect the equivalent of the following taxes that the Town would assess to businesses located in Town as part of the customer's utility bill: Real Estate Property Tax; Personal Property Tax, Machinery and Tools Tax; BPOL; Bank Franchise Tax; Meals Tax; and Lodging Tax.

Businesses that open in an existing storefront, open a newly constructed facility, or that change ownership are required to complete an Out-of-Town Utility Application that identifies the business and their utility needs. This application must be forwarded to the Town from Warren County to ensure that the County has approved all business licensing and building permits.

Once the Town has received the Utility Application, our Department of Environmental Services will initiate a technical review of your application and site plan (if required) to ensure that utility services at your location are appropriate for your business and comply with the Town's established standards. This includes the installation of back flow prevention on your water system and a grease separator if required due to the nature of your business.

Part of the review of your Utility Application will include meeting with our Town Attorney's Office to establish a Payment In-Lieu of Taxes (PILOT) Contract. The PILOT Contract must be completed and executed by the Town prior to establishing utility service at your business. Once you have your PILOT Contract, you will need to establish your utility Service through the Town's Finance Department.

If your business is not located within the established Route 522 Corridor area shown in red on this map, you will need to work with Warren County to request a utility extension to your location.

Please request the County to set a meeting with the Town to discuss your business plans as early in the storefront selection or site development process as possible to ensure that you are aware of your utility requirements and complete the necessary contracts and agreements to become the Town's newest utility customer.

