



## DEPARTMENT OF COMMUNITY DEVELOPMENT

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12/20/2024

ADDRESS

Dear Property Owner(s):

You are receiving this notification because you have developed residential property, represented someone's interest in developing residential property, or own land that is subject to cash proffers in Goochland County.

A cash proffer refers to a developer's agreement, during a rezoning case, to pay a certain amount per residential lot developed in order to address some of the infrastructure impacts that new residential development has on the county's roads, schools, public safety, and recreational facilities.

During the rezoning case, when the cash proffer language was offered, a specific amount to be paid for each residential lot developed was provided, but it also provided that the cash proffer amount would be adjusted annually based on a standard economic indicator. The annual adjustment is offered in order to account for changing economic conditions and infrastructure needs as the buildout of the neighborhood occurs over time.

It has recently come to light that Goochland County has not made these annual adjustments to cash proffer amounts since 2018. Goochland County is now instituting the adjustments that are called for by the language of the proffers.

Effective **January 1, 2025**, all new building permits applied for on a lot subject to a cash proffer will be subject to adjusted cash proffer amounts. The adjustments are as follows:

- **For proffers accepted between 2003 and 2005:**  
Amounts will be escalated for cumulative inflation using the CPI-W index, as stated in the applicable rezoning cases.
- **For proffers accepted between 2005 and 2024:**  
Amounts will be escalated for cumulative inflation using the Marshall and Swift (M&S) Index, as stated in the applicable rezoning cases.

If you have made a cash proffer payment for a residential lot between 2018 and 2024, you are not required to make any additional payment.



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More information on the adjustments applicable to specific rezoning cases can be found on the Goochland County website at: <https://www.goochlandva.us/1381/12098>

We strongly encourage you to review your project timelines and budgets in light of this change. Should you have any questions or need further assistance, please contact Ramzi Farhat at [rfarhat@goochlandva.us](mailto:rfarhat@goochlandva.us) or 804-424-3127.

Sincerely,

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