



## Response to Questions on the 2016 LOBs

**Request By:** Supervisor Gross

**Relevant LOB(s):** N/A

**Question:** 1-LOBs: What are commercial office vacancy rates by area?

**Response:** The table below shows office vacancy rates by submarket for the first half of 2015.

**Office Vacancy Rates by Submarket  
First Half 2015**

Submarket	Direct Vacancy Rate	With Sublet Vacancy Rate
Annandale	14.4%	15.3%
Bailey's Crossroads	46.6%	46.8%
Burke	6.5%	7.1%
Centreville	11.4%	12.9%
Chantilly	20.6%	21.2%
Dulles	13.8%	14.6%
Fairfax Center/Oakton	12.7%	14.1%
Herndon (Town)	13.0%	13.9%
McLean/Great Falls	5.3%	5.5%
Merrifield	12.8%	13.6%
Newington/Lorton	31.1%	31.5%
Reston	13.9%	14.7%
Richmond Highway	19.0%	22.6%
Seven Corners	14.4%	17.2%
Springfield/Franconia	19.5%	23.1%
Tysons Corner	18.9%	20.1%
Vienna	12.5%	12.5%
<b>Total Fairfax County</b>	<b>16.5%</b>	<b>17.5%</b>

Source: Fairfax County Economic Development Authority, Real Estate Report, Midyear 2015



## Response to Questions on the 2016 LOBs

**Request By:** Supervisor Gross

**Relevant LOB(s):** LOB# 240

**Question:** 2-LOBs: How much revenue is lost as a result of the FRD's compassionate billing policy on emergency transport fees?

**Response:**

In 2005 the Emergency Medical Service Transport Billing Program was implemented. Since inception, the program has generated approximately \$153 million for the County's General Fund in support of general government operations. The program's foundation includes several important guiding principles including: ensuring no one suffers financial hardship as a result of an emergency medical transport and never considering the ability to pay when providing service. To meet that objective, a compassionate billing policy was developed, establishing a waiver program for patients with financial hardship and considering accounts uncollectible if an insurance company ultimately rejects the claim.

In late FY 2011 and in conjunction with the Office of Financial and Program Audit, Fairfax County Fire and Rescue Department (FRD) performed a review to estimate the potential for collecting additional revenue if the compassionate billing policy was eliminated. To reach a reasonable estimate for typical collection rates, comparable jurisdictions were studied. Findings revealed that 12 to 13 percent is the typical rate of return on secondary collection accounts. Based on this information, FRD determined that the revenue lost as a result of the FRD's compassionate billing policy on emergency transport fees is, at most, \$360,000 annually.



## Response to Questions on the 2016 LOBs

**Request By:** Supervisor Foust

**Relevant LOB(s):** N/A

**Question:** 3-LOBs: What are the prevailing state requirements, current County limits and options with respect to Real Estate Tax Relief?

**Response:**

A referendum passed in November 2010 amending the Virginia Constitution to permit localities to establish their own income and financial net worth limitations for real property tax relief for the elderly and disabled. Sections 58.1-3210 through 58.1-3218 of the Code of Virginia codified state requirements for local real estate tax relief programs. The applicant for tax relief must be either disabled or at least 65 years of age and must be the owner of the property for which relief is sought. Tax relief may be provided for dwellings that are jointly owned by individuals, not all of whom are over 65 or totally disabled. The state allows tax exemption of the qualifying dwelling and the land, not to exceed ten acres upon which the dwelling is situated.

Beginning in FY 2012, veterans who have a 100 percent service-connected permanent and total disability are eligible for real estate tax exemption on their principal residence regardless of income or assets. In addition, beginning in FY 2015, the primary residence of a surviving spouse of a member of the U.S. armed forces who was killed in action is exempt from the Real Estate Tax.

The income and asset limits of Fairfax County’s Real Estate Tax Relief Program are shown in the table below. For each relative (other than the spouse) residing in the dwelling, the first \$6,500 of income is excluded. Disabled applicants may exclude the first \$7,500 of income. Fairfax County exempts up to one acre of land upon which the dwelling is located.

<b>FY 2016</b>			
<b>Real Estate Tax Relief for the Elderly and Disabled</b>			
	<b>Income Limit</b>	<b>Asset Limit</b>	<b>Percent Relief</b>
Elderly and Disabled	Up to \$52,000	\$340,000	100%
	Over \$52,000 to \$62,000		50%
	Over \$62,000 to \$72,000		25%
100% Disabled Veterans or Surviving Spouse	No Limit	No Limit	100%