

2021 Round Hill Town Expansion

Frequently Asked Questions

Why is the Town pursuing this BLA (Town Expansion)?

The Town Comprehensive Plan, and the Loudoun County Comprehensive Plan, have always planned for the eventual expansion of Town limits to our utility service area. The Town has determined that a short-term expansion would likely be in the best interests of both the Town and new residents. Our primary motivation is that the Town needs to increase its pool of volunteers for elected and appointed positions – the number of active projects and issues that must be addressed for a service area of 4,000 people is overloading the volunteer pool in town of only 590 persons. There are financial advantages as well, for both the Town and new residents.

Why are only certain neighborhoods being considered?

If the Town expands, it wants to do it in steps. Town policy is still for eventual expansion to the entire utility service area. This first round is only looking at properties adjacent to the County-owned facilities and parcels.

Won't this lead to more growth?

No. The people are already here or have been approved regardless of the Town boundary. Over 96% of the residential acreage in our service area has already been either built or approved for subdivision. The change of boundary is to make more of the people already here in-town.

How quickly is this going to happen?

This current BLA is based on a request of Loudoun County to bring in County-owned parcels into Town Limits before December 2021.

This is just about money, right?

Not at all. Town finances are healthy, and the Town has no General Fund debt. The Town has no financial need to expand Town boundaries at this time. An expanded tax base would obviously help the Town execute new projects and protect against unforeseen future expenses, but the Town intends to use most of the new income to provide services to new residents and lower the tax rate for everyone.

How can there be a financial benefit for area households just from a change in boundary?

Property taxes are only part of the General Fund revenue. The Town receives state tax distributions based on population, and some taxes (like vehicle decals and business taxes) paid to the County would instead be paid to the Town. In all this would add about \$400 per year per household to the Town General Fund without any new costs to area homes, which can be used to lower property taxes and pay for future area projects. Also, out-of-town residents who are not in the RHOA pay a higher rate than the Town for garbage pickup, so trash companies will get less money from area residents if our boundary changes.

How can I know what the impact or benefit will be for my household?

The Town will offer personal appointments to any landowner that wants to get an estimate of the change in utility fees, property and other taxes, and other expenses resulting from a change in boundary. On average the Town estimates incoming households will save approximately \$100 per year, but that depends very much on individual circumstances (such as utility usage, trash contract, value of personal vehicles and real estate, etc.) and future decisions on rates and fees.

What if I say no, can I remain out-of-town?

Individual properties do not have a veto in a boundary line adjustment. But the Town and County both strongly consider public opinion before making any decision so you should make your opinion known once you have enough information. The Town will reach out to every affected landowner to try to assess their opinion as part of this process. State law does allow, if one-third of landowners object, for those landowners to have standing in Circuit Court to request any Town and County agreement not be approved.