

BPOL

The Business, Professions & Occupational tax, otherwise known as BPOL, is a tax imposed by the local jurisdiction on the gross receipts of business entities licensed in that locality. For real estate professionals, localities may charge up to \$0.58 per \$100. Depending on the local jurisdiction and business model of your brokerage, you may pay the BPOL tax individually or the broker may pay it on your behalf.

For further questions regarding BPOL contact your local finance office.

Read the Code of Virginia Section on License Taxes:

<http://law.lis.virginia.gov/vacode/title58.1/chapter37/>

Real Estate Property Tax

Real estate property taxes are the most important tax for local governments in Virginia. Local governments may tax real estate at a rate set by the local governing body (the Board of Supervisors or City or Town Council). This rate is determined by real estate property tax assessments. In Virginia, the rate is applied per \$100 of value. Local governments use assessors, officials trained in evaluating property values based on specific features and/or the values of other similar homes in that neighborhood. The property is assessed at "fair market value," (i.e. what the property would fetch if it were actually for sale) as required by the Virginia Constitution, which becomes the basis upon which the local tax is calculated.

Local governments use the real estate tax revenue in many ways. Virginia's tax structure causes local governments to rely heavily on property tax revenue to fund core needs such as schools and education, road construction and maintenance, and public safety.

For further questions regarding real estate property taxes contact your local real estate assessors' office.

Read the Code of Virginia section on Real Estate Taxes:

<http://law.lis.virginia.gov/vacode/title58.1/chapter32/>