



DEPARTMENT OF
**PLANNING AND
DEVELOPMENT
REVIEW**

STAFF REPORT

ORDINANCE: ORD. 2025-265

PURPOSE: To amend City Code § 30-930.9, concerning additional rights of owners to demolish certain properties, to establish a civil penalty for the razing, demolition, or moving of historic landmark as authorized by Va. Code § 15.2-2306(F).

COUNCIL DISTRICT: Citywide

RECOMMENDATION: Approval

CONDITIONS: None

STAFF CONTACT: Will Perkins, Senior Legislative Services Manager, (804-382-7811)

OVERVIEW

This ordinance establishes a civil penalty for the razing, demolition or moving of a building or structure that is located in a historic district or that has been designated by a governing body as a historic structure or landmark.

The City of Richmond Cultural Heritage Stewardship Plan includes adoption of this change as one of its “Big Moves” to help conserve historic resources.

Enhanced fines will provide a more effective deterrent against the willful or negligent unpermitted demolition of contributing historic structures throughout our City’s Old and Historic Districts.

Virginia Code § 15.2-2306(F) allows such civil penalty to be up to twice the market value of the building or structure based on the assessed value at the time of its being razed, demolished, or moved.

COMMUNITY ENGAGEMENT

The City of Richmond Cultural Heritage Stewardship Plan (published April 2025) included adoption of this change as one of its “Big Moves” to help conserve historic resources. The Cultural Heritage Stewardship Plan is a first of its kind comprehensive historic preservation planning initiative, and an outgrowth of the Richmond 300 Masterplan. Both plans were deeply community-informed, and the anti-demolition provision in particular has garnered widespread attention and support from the Richmond community.