
July 1, 2026

BUILD WV Act Report
FY 2025-2026 (July 1, 2025-June 30, 2026)

Prepared by the West Virginia Division of Economic Development for the Joint Committee on Government and Finance

Program Background and Statutory Requirements

The BUILD WV program was created in 2022 to support the development of reasonably priced residential housing in targeted areas of West Virginia and remove or reduce cost constraints that tend to be barriers for additional housing development. While existing programs elsewhere serve low-income populations, seniors, and individuals with disabilities, BUILD WV addresses a gap in housing options for workforce participants such as graduate students, professionals, and technical workers, and intends to facilitate projects that meet those needs.

As the first housing-focused program under the West Virginia Division of Economic Development (WVDED), BUILD WV offers tax incentives to home builders to encourage residential development in certain regions of the state. These tax incentives include a sales tax exemption on construction materials, a ten-year personal or corporate income tax credit, and potential for municipalities to provide B&O tax relief through local ordinances. Eligible projects must either create at least six new/rehabilitated housing units or incur \$3 million or more in qualified costs. Projects should also demonstrate positive economic impact or alignment with housing needs in designated BUILD WV districts.

The program has a current sunset date of January 1, 2028, which is detailed more at the end of this report.

Per WV Code §5B-2L-6, the Department of Economic Development shall submit a report annually to the Joint Committee on Government and Finance. The report shall provide:

- (1) The number and location of all projects approved pursuant to this article;
- (2) The geographic distribution of the projects approved;
- (3) The total number of new housing units approved over the preceding year;
- (4) The total number of housing units completed over the preceding year;
- (5) The total amount of exemptions granted pursuant to §5B-2L-7 of this article;
- (6) The total amount of property value adjustment tax credits allowed pursuant to §5B-2L-10 of this article; and
- (7) Any other information requested by the Joint Committee on Government and Finance.

The information in this report has been compiled by the West Virginia Division of Economic Development to address and comply with the above requirements.

Overview of Program Activity

July 1, 2025-June 30, 2026:

Over the past fiscal year, one additional BUILD WV district based in Summersville was approved. As of June 30, 2026, there are twenty certified BUILD WV Districts across West Virginia in which projects may locate and apply for the tax incentives. A project must be located within a certified BUILD WV district in order to apply and be eligible for the tax incentives. BUILD WV districts may extend up to 20 miles from the approved location.

The WVDED approved seventeen total BUILD WV project applications in FY 25-26 that represent 773 units of housing, and an estimated \$148,188,587.16 in approved costs. Interest in the program remains strong among housing developers across the state, with additional projects planning to apply for the incentives in the upcoming fiscal year. With a cap of \$150 million in project cost approvals for each fiscal year, it is reasonable to say the program is operating at its statutory cap.

Five projects were reported as completed over the preceding year and the remainder of the projects approved in FY 25-26 are either under construction, or completed but have not yet reported final certified project costs to WVDED yet. The completed projects represent 80 units of housing, and 142 lots prepared for residential development. As for the geographic distribution of

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projects, eight different BUILD WV districts are reflected among the 17 BUILD WV projects approved in FY 25-26, representing areas that are experiencing pressure on housing due to industrial expansion, an influx of remote workers, and a simple lack of inventory locally.

All projects (2022-July 1, 2026)

In total, there are 47 approved projects expected to yield 1,903 housing units across twelve different BUILD WV districts in eighteen counties. The tables on the following pages reflect the number and geographic location of all projects approved, and the total amount of property value adjustment tax credits (PVAC) approved so far for projects that have been completed.

Note on Program Sunset Date

It should be noted within this report that the program has a current sunset date of January 1, 2028. The WVDED may approve Build WV project applications up until this date, and understands the remaining need to administer program requirements for any prior approved applications and agreements on file beyond that date.

“§5B-2L-6. Effective date, expiration date and required reporting.

(c) Effective January 1, 2028, the provisions of this article shall expire and have no further force or effect: Provided, That any tax exemption or property value adjustment tax credit authorized pursuant to this article prior to January 1, 2028, shall continue to be valid and eligible for redemption pursuant to procedures provided herein.”

Should you have any questions please contact the West Virginia Division of Economic Development at 304-558-2234.

Fiscal Year Approved	Build WV District	County	City	Project Status	Project Type	Estimated Completion Date	Approved Costs	# Housing Units	Certified Costs	PVAC
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22-23	Fayetteville	Fayette	Fayetteville	Complete	New & Rehabilitated Structures	May 2025	\$5,000,000.00	23	\$ 2,265,490	\$ 290,685.39
23-24	Buffalo	Putnam	Hurricane	Complete	New construction	December 2025	\$8,500,000.00	44	\$ 8,854,591	\$ 1,116,900.00
23-24	Martinsburg	Jefferson	Shepherdstown	Under Construction	New/Rehabilitated	December 2024			Did not report	
23-24	Wheeling	Ohio	Wheeling	Complete	New construction	Jan 2024	\$10,591,929.00	46	\$ 9,325,342	\$ 1,230,945.14
23-24	Cottageville	Jackson	Fairplain	Under construction	New construction	May 31, 2026	\$10,500,000.00	46		
23-24	Maxwelton	Greenbrier	Lewisburg	Under construction	New construction	July 15, 2027	\$8,285,000.00	32		
23-24	Buffalo	Putnam	Winfield	Certified costs period	New construction	June 1, 2026	\$6,000,000.00	19		
23-24	Buffalo	Putnam	Hurricane	Under construction	New construction	December 31, 2026	\$61,000,000.00	304		
23-24	Princeton	Mercer	Glenwood	Complete	New construction	December 31, 2025	\$2,000,000.00	6	\$ 1,660,926	\$ 218,249.68
24-25	Princeton	Mercer	Princeton	Under construction	New construction	December 31, 2026	\$1,907,500.00	6		

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24-25	Browns Mill	Monongalia	Morgantown	Certified costs period	New construction	November 1, 2026	\$5,858,000.00	12		
24-25	Princeton	Mercer	Athens	Under construction	New and rehabilitated units	September 2026	\$1,106,367.00	17		
24-25	Browns Mill	Monongalia	Westover	Complete	Residential Infrastructure	January 2025	\$5,817,500.00	142	\$ 5,824,326	\$ 754,832.61
24-25	Fayetteville	Raleigh	Beckley	Under Construction	Rehabilitated	September 2026	\$2,023,669.00	27		
24-25	Wheeling	Ohio	Triadelphia	Under Construction	New construction	December 31, 2026	\$7,700,000.00	23		
24-25	Buffalo	Putnam	Fraziers Bottom	Under Construction	New construction	November 2027	\$4,621,496.00	12		
24-25	Browns Mill	Monongalia	Morgantown	certified costs period	New construction	May 2025	\$2,000,000.00	9		
24-25	Browns Mill	Marion	White Hall	certified costs period	New construction	September 2025	\$8,945,000.00	48		
24-25	Jane Lew	Harrison	Bridgeport	Under Construction	New construction	June 2027	\$10,171,000.00	31		

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24-25	Jane Lew	Harrison	Bridgeport	Under Constructi on	New construction	December 2026	\$6,816,125.00	24		
24-25	Browns Mill	Monongalia	Morgantown	Under Constructi on	New construction	February 2026	\$3,724,000.00	8		
24-25	Browns Mill	Marion	Fairmont	Under Constructi on	New construction	June 2026	\$2,097,100.00	6		
24-25	Princeton	Mercer	Bluefield	Under constructio n	New construction	December 2026	\$1,975,000.00	6		
24-25	Browns Mill	Monongalia	Morgantown	Under constructio n	New construction	October 31, 2026	\$8,523,552.00	40		
24-25	Jane Lew	Lewis	Horner	Under constructio n	New construction	November 2026	\$1,519,800.00	7		
24-25	Charleston	Kanawha	Charleston	certified costs period	New construction	June 30 2025	\$1,391,930.00	9		
24-25	Buffalo	Putnam	Winfield	Under constructio n	New construction	April 30, 2027	\$9,300,000.00	62		
24-25	Jane Lew	Harrison	Bridgeport	Under Constructi on	New construction	December 2026	\$18,790,000.0 0	100		

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24-25	Jane Lew	Harrison	Bridgeport	certified costs period	New construction	June 2026	\$6,316,010.00	21		
25-26	Wheeling	Ohio	Wheeling	Complete	New Construction	November 30 2025	\$1,950,000.00	7	\$ 1,857,120	\$ 244,025.60
25-26	Browns Mill	Monongalia	Morgantown	certified costs period	New construction	April 30, 2026	\$2,051,375.00	9		
25-26	Cottageville	Jackson	Fairplain	Under Construction	New construction	December 31, 2026	\$50,000,000.00	288		
25-26	Parkersburg	Wood	Parkersburg	certified costs period	rehabilitation	June 30, 2026	\$1,308,754.00	8		
25-26	Browns Mill	Monongalia	Morgantown	Under Construction	new construction	June 30, 2026	\$9,600,000.00	30		
25-26	Browns Mill	Monongalia	Morgantown	Under Construction	new construction/infrastructure	December 31, 2026	\$4,500,000.00	90		
25-26	Huntington	Cabell	Culloden	Under Construction	new construction	October 31, 2027	\$4,500,000.00	10		
25-26	Browns Mill	Monongalia	Morgantown	Under Construction	new construction	December 31, 2027	\$17,000,000.00	72		

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25-26	Browns Mill	Preston	Brandonville	certified costs period	new construction	May 31, 2026	\$1,350,000.00	12		
25-26	Princeton	Mercer	Princeton	Under Construction	new construction	November 30, 2026	\$1,200,225.00	12		
25-26	Huntington	Cabell	Lesage	Under construction	New construction	December 31, 2026	\$4,927,472.00	17		
25-26	Buffalo	Putnam	Winfield	Under construction	New construction	December 31, 2026	\$4,155,080.00	18		
25-26	Browns Mill	Marion	White Hall	Under construction	New Construction	September 30, 2027	\$7,423,472.00	30		
25-26	Buffalo	Putnam	Hurricane	Under construction	New construction	May 31, 2027	\$16,717,400.00	95		
25-26	Jane Lew	Upshur	Buckhannon	Under Construction	New Construction	December 31, 2029	\$1,311,809.16	10		
25-26	Buffalo	Putnam	Winfield	Under construction	New construction	April 30, 2029	\$5,705,000.00	33		
25-26	Buffalo	Putnam	Winfield	Under construction	New construction	July 31, 2027	\$14,488,000.00	32		

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							\$370,669,565. 16	1903	Total PVAC:	\$3,855638.42
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Sales Tax Exemption Reporting Requirement (§5B-2L-6(a)(5))

WV Code §5B-2L-6 requires the Department of Economic Development to report “the total amount of exemptions granted pursuant to §5B-2L-7.” The sales and use tax exemption established in §5B-2L-7 is not administered by WVDED. Rather, it is asserted directly by eligible taxpayers at the point of purchase and administered under the West Virginia State Tax Department’s general sales and use tax enforcement authority. The sales tax exemption may only be asserted once the project application has been approved by the WVDED.

WVDED does not receive information regarding the value of exemptions claimed, and no statutory mechanism exists for WVDED to track or verify exemption amounts. If the Committee desires aggregate information on exemption utilization, the Tax Department would be the agency with access to any available data regarding how this provision is asserted in practice.

Property Value Adjustment Credit Reporting Requirement (§5B-2L-6(a)(6))

The WVDED issues tax credit certificates upon project completion, reflecting the PVAC amount calculated, based on certified project costs. This certificate is then included with the approved company’s annual income tax returns, along with the PVA-1 or PVA-2 forms published by the Tax Department to claim their credit. Accordingly, WVDED can report the total amount of PVAC credits based on the certificates issued to date to completed projects.