



Office of the County Assessor



**DUE TO CONCERNS ABOUT COVID 19:
THE NUMBER OF VISITORS IN THE ASSESSOR'S OFFICE LOBBY IS LIMITED
SOCIAL DISTANCING SHOULD BE MAINTAINED**

*However, it is **no longer necessary** for those who are fully vaccinated to wear a face-covering while inside public county facilities (effective May 18, 2021)*

**IF YOU HAVE QUESTIONS ABOUT APPLICATIONS or MAILINGS
CALL US WITH YOUR QUESTIONS FIRST
WE CAN USUALLY ASSIST YOU OVER THE PHONE
CALL THE ASSESSOR'S OFFICE AT
843-958-4100**

**IF YOU NEED TO FILE AN APPLICATION
YOU ARE NOT REQUIRED TO FILE APPLICATIONS IN PERSON
THE VAST MAJORITY OF APPLICATIONS ARE FILED BY MAIL**

**A LEGAL RESIDENCE – 4% APPLICATION IS AVAILABLE FOR ON-LINE FILING AT
www.charlestoncounty.org/tax-forms.php**

**FOR ALL OTHER APPLICATIONS
WE ENCOURAGE YOU TO MAIL YOUR APPLICATION TO OUR OFFICE**

*Charleston County Assessor's Office
3875 Faber Place Drive, Suite 100
North Charleston, SC 29405-8547
843-958-4100*

Office of the County Assessor
843.958.4100



3875 Faber Place Drive, Suite 100
North Charleston, SC 29405

APPLICATION FOR MULTIPLE LOT OWNERSHIP DISCOUNT

(See reverse side for Statute – Applies to ten or more unsold, unimproved, buildable lots per plat)

1. **OWNERSHIP NAME:** _____

(As of December 31 prior year)

2. **NAME OF SUBDIVISION:** _____

Complete an application for each plat within a subdivision and attach a copy of the plat.

3. **PLAT REFERENCE:** _____

Number of buildable lots on plat: _____

***FOR PLATS RECORDED ON OR AFTER JANUARY 1, 2001 – Only an initial application is required.** If approved, 5-year discount will continue unless the lot is sold or improved.

***FOR PLATS RECORDED ON OR BEFORE DECEMBER 31, 2000 – Annual application is required.** If approved, application is required each year until the lot is sold or improved.

4. **SUBDIVISION DATA:**

Improvements:

1. Streets: Paved: _____; Dirt: _____; Other: _____

2. Electrical Power: Above Ground: _____; Below Ground: _____

3. Community Water: Yes ___ No ___ Sewerage: Septic Tanks: _____ Central: _____

Other: _____

5. **APPLICATION DEADLINE**

***MAY 1ST - FOR LOTS NOT CURRENTLY DISCOUNTED** -For plats recorded on or after January 1, 2011, a late application may be submitted for the first tax year in which the discount is initially claimed. Late applications must be accompanied by a \$100 late application penalty per plat and must be submitted by the 30th day following the mailing of the application year tax bills. Tax bills are typically mailed October 1, which would result in an October 31 late application deadline.

***FOR LOTS CURRENTLY DISCOUNTED THAT HAVE SOLD** - If a lot receiving this discount is sold to a developer or the holder of a homebuilder or contractor's license, the new owner may be eligible for remaining discount. Plats must have been recorded on or after January 1, 2011. Application due either 30 days or 60 days from the sale date. See attached statute for details or call the Assessor's Office. Late applications are not permitted under this section.

Mailing and Physical Address:

Charleston County Assessor, 3875 Faber Place Drive, Suite 100, North Charleston SC 29405

DO NOT FAX OR EMAIL THE FORM. ORIGINAL SIGNATURE IS REQUIRED.

FILING THIS APPLICATION DOES NOT ALLOW YOU TO DELAY PAYING TAXES THAT HAVE BEEN BILLED.

Taxes are DUE BY THE DATE ON THE BILL (Usually January 15TH).

PENALTIES AND INTEREST CANNOT BE WAIVED IF THE PAYMENT IS LATE.

If you have questions concerning this application call the Assessor's Office at 843-958-4100.

APPLICABLE STATUTES

SECTION 12-43-225. Multiple lot discounts; eligibility.

(A) For subdivision lots in a plat recorded on or after January 1, 2001, a subdivision lot discount is allowed in the valuation of the platted lots only as provided in subsection (B) of this section, and this discounted value applies for five property tax years or until the lot is sold or a certificate of occupancy is issued for the improvement on the lot, or the improvement is occupied, whichever of them elapses or occurs first. When the discount allowed by this section no longer applies, the lots must be individually valued as provided by law.

(B) To be eligible for a subdivision lot discount, the recorded plat must contain at least ten building lots. The owner shall apply for the discount by means of a written application to the assessor on or before May first of the year for which the discount is initially claimed. After initially qualifying for the discount provided in this section, no further application is required, unless ownership of the property changes. A property owner may make a late application for the discount provided in this section until the thirtieth day following the mailing of the property tax bill for the year in which his discount is claimed provided the application is in writing and accompanied by a one hundred dollar late application penalty, payable to the county treasurer for deposit to the county general fund. The value of each platted building lot is calculated by dividing the total number of platted building lots into the value of the entire parcel as undeveloped real property.

(C) If a lot allowed the discount provided by this section is sold to the holder of a residential homebuilder's license or general contractor's license, the licensee shall receive the discount through the first tax year which ends twelve months from the date of sale if the purchaser files a written application for the discount with the county assessor within sixty days of the date of sale.

(D)(1) For lots which received the discount provided in subsection (B) on December 31, 2011, there is granted additional eligibility for that discount in all property tax years beginning after 2011 and before 2017, in addition to any remaining period provided for in subsection (B). If ten or more lots receiving the discount under this item are sold to a new owner primarily in the business of real estate development, the new owner may make written application within sixty days of the date of sale to the assessor for the remaining eligibility period under this item.

(2) For lots which received the discount provided in subsection (C) after December 31, 2008, and before January 1, 2012, upon written application to the assessor no later than thirty days after mailing of the property tax bill, there is granted additional eligibility for that discount in all property tax years beginning after 2011 and before 2017. If a lot receiving the additional eligibility under this item is transferred to a new owner primarily in the business of residential development or residential construction during its eligibility period, the new owner may apply to the county assessor for the discount allowed by this item for the remaining period of eligibility, which must be allowed if the new owner applied for the discount within thirty days of the mailing of the tax bill and meets the other requirements of this section.

HISTORY: 2000 Act No. 346, Section 1A, eff for property tax years beginning after 1999; 2001 Act No. 89, Section 57, eff July 20, 2001; 2012 Act No. 179, Section 1.A, eff May 25, 2012; 2014 Act No. 277 (H.4944), Section 1, eff June 9, 2014; 2016 Act No. 237 (H.3710), Section 1, eff June 3, 2016.

Editor's Note

2000 Act No. 346, Section 1B, provides as follows:

"The provisions of Section 12-43-225 of the 1976 Code added by subsection A. of this section are not severable, and if a court of competent jurisdiction determines any part of the section to be unconstitutional or otherwise invalid, the entire section is therefore invalid and the provisions of Section 12-43-224 of the 1976 Code shall remain operative to provide multiple lot discounts."

2012 Act No. 179, Sections 1.B. and 5, provide as follows:

due to the amendments to Section 12-43-225 of the 1976 Code, as contained in this SECTION." "B. No refund is allowed

"SECTION 5. This act takes effect upon approval by the Governor and applies to property tax years beginning after 2011."

2014 Act No. 277, Section 2, provides as follows:

"SECTION 2. This act takes effect upon approval by the Governor and applies to property tax years beginning after 2013."
Effect of Amendment

2014 Act No. 277, Section 1, in subsection (D), in two places, substituted "additional year of eligibility for that discount in property tax years 2012, 2013, 2014, and 2015" for "additional three years of eligibility for that discount in property tax years 2012, 2013, and 2014".

2016 Act No. 237, Section 1, amended (D), providing an additional year of eligibility in certain circumstances.

SECTION 12-43-224. Assessment of undeveloped acreage subdivided into lots.

Notwithstanding the requirement that real property is required by law to be appraised at fair market value for ad valorem tax purposes, when undeveloped acreage is surveyed into subdivision lots and the conditional or final plat is recorded with the appropriate county official, the county assessor shall appraise each lot as an individual property and then discount his gross actual market value estimate of the developer's lot holdings under the following conditions:

1. The discount rate shall include only:

(a) typical interest rate as charged by developers within the county to purchasers of lots when the purchase is financed by the developer or, in the absence of financing by the developer, the typical interest rate charged by local savings & loan institutions for mortgages on new homes.

(b) the effective tax rate for the tax district that the lots are located in.

2. The developer has ten or more unsold lots within the homogeneous area on the December 31 tax control date.

3. The assessor shall determine a reasonable number of years for the developer to sell the platted lots, however the estimate shall not exceed seven years.

Each of these components shall be based on identifiable factors in determining "The Present Worth of Future Benefits" based on the discounting process.

Platted lots shall not come within the provisions of this section unless the owners of such real property or their agents make written application therefore on or before May 1st of the tax year in which the multiple lot ownership discounted value is claimed.

The application for the discounted value shall be made to the assessor of the county in which the real property is located, upon forms provided by the county and approved by the department and a failure to so apply shall constitute a waiver of the discounted value for that year.

No lots platted and recorded not receiving the discount provided in this section on December 31, 2011, may receive the discount provided in this section.

HISTORY: 1979 Act No. 145, Section 1; 2012 Act No. 179, Section 2, eff May 25, 2012.

Editor's Note

2012 Act No. 179, Section 5, provides as follows:

"This act takes effect upon approval by the Governor and applies to property tax years beginning after 2011."

APPLICATION FOR MULTIPLE LOT OWNERSHIP DISCOUNT

INITIAL APPLICATION MUST BE FILED WITH ASSESSOR ON OR BEFORE MAY 1 (*SEE BELOW)

DO NOT FAX OR EMAIL THE FORM. ORIGINAL SIGNATURE IS REQUIRED.

List lots in parcel ID # order and **make sure the parcel ID numbers are correct**. Only include lots within the same plat on each application.

PARCEL ID #	LEGAL DESCRIPTION	DEED BOOK/PAGE	ASKING PRICE
1.	_____	_____	_____
2.	_____	_____	_____
3.	_____	_____	_____
4.	_____	_____	_____
5.	_____	_____	_____
6.	_____	_____	_____
7.	_____	_____	_____
8.	_____	_____	_____
9.	_____	_____	_____
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12.	_____	_____	_____
13.	_____	_____	_____
14.	_____	_____	_____
15.	_____	_____	_____
16.	_____	_____	_____
17.	_____	_____	_____
18.	_____	_____	_____
19.	_____	_____	_____
20.	_____	_____	_____

(Other Pages Attached? Yes ___ No ___)

NOTE: Attach a copy of plat. Applications with more than one plat reference or with missing or incorrect information may be returned as non-compliant. Do not use parcel lists from previous years if lots have sold or no longer qualify for the discount. For plats recorded after January 1, 2011, late applications may be submitted for the first tax year in which the discount is initially claimed. Late applications must be accompanied by a \$100 late application penalty per plat and must be submitted by the 30th day following the mailing of the application year tax bills. Tax bills are typically mailed October 1, which would result in an October 31 late application deadline.

***FOR LOTS CURRENTLY RECEIVING MLOD DISCOUNT PER A PLAT RECORDED**

- ON OR BEFORE 12/31/ 2000, ANNUAL APPLICATION IS REQUIRED BY MAY 1ST until lot is sold or improved.

- ON OR AFTER 1/1/2001, ANNUAL REAPPLICATION NOT REQUIRED 5 year discount will continue unless lot is sold or improved.

If a lot receiving this discount is sold to a developer or the holder of a homebuilder or contractor's license, the new owner may be eligible for remaining discount. Application due either 30 days or 60 days from the sale date. See attached statute for details or call the Assessor's Office. Late applications are not permitted under this section.

I hereby apply to have the unsold lots in the subdivision indicated above granted the multiple lot discount under the authority of Sections 12-43-224 and 12-43-225 of the Code of Laws for South Carolina, 1976, as amended, the Regulation 117-128.

Mailing Address:

_____ Street _____ City _____ State _____ Zip Code

Daytime Phone: _____ Print Name of Owner of Subdivision _____

_____ Print Name of Certifying Individual

_____ Signature of Certifying Individual

APPLICATION FOR MULTIPLE LOT OWNERSHIP DISCOUNT

Page 2

PARCEL ID #	LEGAL DESCRIPTION	DEED BOOK/PAGE	ASKING PRICE
21.	_____	_____	_____
22.	_____	_____	_____
23.	_____	_____	_____
24.	_____	_____	_____
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