



**SOUTH CAROLINA REVENUE AND FISCAL AFFAIRS OFFICE**  
**STATEMENT OF ESTIMATED FISCAL IMPACT**  
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**Bill Number:** S. 0207 Prefiled on December 12, 2018  
**Author:** Young  
**Subject:** County Equalization and Reassessment  
**Requestor:** Senate Finance  
**RFA Analyst(s):** Miller  
**Impact Date:** January 8, 2019

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### **Fiscal Impact Summary**

This bill is not expected to impact local property tax revenue as the general practice is to allow an owner-occupied residential property tax payer who becomes a patient in a nursing home to retain his 4 percent assessment ratio.

### **Explanation of Fiscal Impact**

**Prefiled on December 12, 2018**

**State Expenditure**

N/A

**State Revenue**

N/A

**Local Expenditure**

N/A

**Local Revenue**

This bill establishes that an owner, who is entitled to the special four percent assessment ratio for an owner-occupied residential property and becomes a patient in a nursing home or a community residential care facility, both defined in §44-7-130, retains the four percent assessment ratio. This is as long as the owner otherwise qualifies, has an intention to return to the property, and the property is not rented in excess of seventy-two days in a year, per §12-43-220(c)(2).

Based on prior conversations with assessors, the general practice among counties is to allow such a taxpayer to retain the owner-occupied residential assessment as long as the owner intends to return home and the property is not rented for longer than §12-43-220(c)(2) allows. There may be a few incidences where this has not been the case. However, as these cases are few, they are not likely to have a significant impact on local revenue.

A handwritten signature in blue ink that reads "Frank A. Rainwater".

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Frank A. Rainwater, Executive Director