**South Carolina General Assembly**

119th Session, 2011-2012

**H. 3655**

**STATUS INFORMATION**

Joint Resolution

Sponsors: Reps. Sellers, Cobb‑Hunter and King

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Companion/Similar bill(s): 3539

Introduced in the House on February 10, 2011

Currently residing in the House Committee on **Ways and Means**

Summary: Definition of fair market value for real property

**HISTORY OF LEGISLATIVE ACTIONS**

Date Body Action Description with journal page number

2/10/2011 House Introduced and read first time ([House Journal‑page 8](file:///h:\hj%20archive\2011\02-10-11.docx))

2/10/2011 House Referred to Committee on **Ways and Means** ([House Journal‑page 8](file:///h:\hj%20archive\2011\02-10-11.docx))

**VERSIONS OF THIS BILL**

[2/10/2011](file:///p:\pprever\2011-12\3655_20110210.docx)

**A** **JOINT RESOLUTION**

PROPOSING AN AMENDMENT TO SECTION 6, ARTICLE X OF THE CONSTITUTION OF SOUTH CAROLINA, 1895, RELATING TO PROPERTY TAX AND THE METHOD OF VALUATION OF REAL PROPERTY AND THE LIMITS ON INCREASES IN THE VALUE OF REAL PROPERTY FOR PURPOSES OF THE PROPERTY TAX, SO AS TO REQUIRE THE GENERAL ASSEMBLY TO PROVIDE BY LAW A DEFINITION OF “FAIR MARKET VALUE” FOR REAL PROPERTY FOR PURPOSES OF THE PROPERTY TAX, TO ELIMINATE THE FIFTEEN PERCENT LIMIT ON INCREASES IN THE VALUE OF REAL PROPERTY OVER FIVE YEARS AND TO ELIMINATE AN ASSESSABLE TRANSFER OF INTEREST AS AN EVENT WHICH MAY CHANGE THE VALUE OF THE REAL PROPERTY.

Be it enacted by the General Assembly of the State of South Carolina:

SECTION 1. It is proposed that the second undesignated paragraph of Section 6, Article X of the Constitution of this State be amended to read:

“The General Assembly shall establish, through the enactment of general law, and not through the enactment of local legislation pertaining to a single county or other political subdivision, the method of assessment of real property within the State, including a definition of fair market value for purposes of this article, that applies to each political subdivision within the State. ~~Each political subdivision shall value real property by a method in which the value of each parcel of real property, adjusted for improvements and losses, does not increase more than fifteen percent every five years unless, as defined by the General Assembly, an assessable transfer of interest occurs.~~”

SECTION 2. The proposed amendment must be submitted to the qualified electors at the next general election for representatives. Ballots must be provided at the various voting precincts with the following words printed or written on the ballot:

“Must Section 6, Article X of the Constitution of this State be amended so as to provide that the General Assembly by law shall define fair market value of real property for purposes of the property tax, to eliminate the fifteen percent limit on increases in the value of real property over five years, and to delete an ‘assessable transfer of interest’ as an event which may change the value of real property for purposes of imposition of the property tax?

Yes 

No 

Those voting in favor of the question shall deposit a ballot with a check or cross mark in the square after the word ‘Yes’, and those voting against the question shall deposit a ballot with a check or cross mark in the square after the word ‘No’.”

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