



SOUTH CAROLINA REVENUE AND FISCAL AFFAIRS OFFICE
STATEMENT OF ESTIMATED FISCAL IMPACT
(803)734-3780 • RFA.SC.GOV/IMPACTS

This fiscal impact statement is produced in compliance with the South Carolina Code of Laws and House and Senate rules. The focus of the analysis is on governmental expenditure and revenue impacts and may not provide a comprehensive summary of the legislation.

Bill Number:	H. 4243	Introduced on April 21, 2021
Author:	Crawford	
Subject:	Property Value Adjustments	
Requestor:	House Ways and Means	
RFA Analyst(s):	Miller	
Impact Date:	August 11, 2021	

Fiscal Impact Summary

This bill is not anticipated to have an impact on local expenditure as any additional responsibilities can be managed with existing staff and resources.

This bill will result in an undetermined local property tax revenue reduction for those properties with flood or hurricane damage that will be omitted from the tax roll until repairs are complete, beginning in Tax Year (TY) 2021.

Explanation of Fiscal Impact

Introduced on April 21, 2021

State Expenditure

N/A

State Revenue

N/A

Local Expenditure

This bill requires the county assessor or the County Board of Assessment Appeals, upon application of the taxpayer, to order the County Auditor to adjust the valuation and assessment of any real property damaged by flooding or a hurricane. This bill takes effect beginning in TY 2021.

Revenue and Fiscal Affairs (RFA) anticipates that any additional responsibilities to locals will be managed with existing staff and resources. Therefore, this bill is anticipated to have no local expenditure impact.

Local Revenue

This bill requires the county assessor or the County Board of Assessment Appeals, upon application of the taxpayer, to order the County Auditor to adjust the valuation and assessment of any real property damaged by flooding or a hurricane. Currently, this adjusted valuation only occurs when there is fire damage. This bill will allow for a flood or hurricane damaged home to

receive the same treatment for tax assessment purposes as a fire damaged home. This bill takes effect beginning in TY 2021.

RFA anticipates this bill will have more of an impact for those counties along the coast. Therefore, RFA contacted Charleston, Horry, Georgetown, and Beaufort, the four counties most likely to experience flood and hurricane damage. Georgetown responded that, currently, for a home that is flooded or storm damaged, the appraisal for that home is adjusted for the following tax roll if the damage is extensive, and the repairs are not complete prior to December 31st. Homes that have fire damage, however, are omitted from the tax roll in the current year. If the home is repaired, once the work is complete and the county receives a certificate of occupancy, the house is added back to the tax roll in the following year. Based on Georgetown's response, this bill will result in a loss of property tax revenue for flooded or hurricane damaged properties being removed from the tax roll until renovations are complete, rather than simply lowering the value. However, the number of homes that may flood or be subject to hurricane damage and how quickly they may be repaired is unknown. Therefore, this bill will result in an undetermined local property tax revenue reduction beginning in TY 2021.



Frank A. Rainwater, Executive Director