**South Carolina General Assembly**

125th Session, 2023-2024

**H. 4659**

**STATUS INFORMATION**

General Bill

Sponsors: Reps. McGinnis, Bailey, Schuessler, Hardee and Brittain

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Introduced in the House on January 9, 2024

Currently residing in the House

Summary: Development impact fees

**HISTORY OF LEGISLATIVE ACTIONS**

 Date Body Action Description with journal page number

 12/14/2023 House Prefiled

 12/14/2023 House Referred to Committee on **Ways and Means**

 1/9/2024 House Introduced and read first time (House Journal‑page 115)

 1/9/2024 House Referred to Committee on **Ways and Means** (House Journal‑page 115)

 1/24/2024 House Member(s) request name added as sponsor: Bailey,
 Schuessler, Hardee, Brittain

View the latest  [legislative information](https://www.scstatehouse.gov/billsearch.php?billnumbers=4659&session=125&summary=B)  at the website

**VERSIONS OF THIS BILL**

[12/14/2023](https://www.scstatehouse.gov/sess125_2023-2024/prever/4659_20231214.docx)

A bill

TO AMEND THE SOUTH CAROLINA CODE OF LAWS BY AMENDING SECTION 6-1-930, RELATING TO DEVELOPMENTAL IMPACT FEES, SO AS TO provide A MUNICIPALITY, A COUNTY, OR BOTH, RESPECTIVELY MAY IMPOSE AN IMPACT FEE THAT APPLIES ONLY TO RESIDENTIAL DEVELOPMENTS, ONLY TO COMMERCIAL DEVELOPMENTS, OR BOTH; AND BY AMENDING SECTION 6-1-920, RELATING TO DEFINITIONS IN THE SOUTH CAROLINA DEVELOPMENT IMPACT FEE ACT, SO AS TO MAKE CONFORMING CHANGES.

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

SECTION 1. Section 6-1-930 of the S.C. Code is amended by adding:

 (E) In addition to the other provisions of this article that authorize municipalities and counties to impose impact fees on both residential and commercial developments, a municipality, a county, or both, respectively also may impose impact fees that apply:

 (1) only to residential developments; or

 (2) only to commercial developments.

SECTION 2. Section 6-1-920(6) of the S.C. Code is amended to read:

 (6) “Development” means constructioncommercial construction, residential construction, or both, or installation of a new building or structure, or a change in use of a building or structure, all as set out in the impact fee ordinance adopted by that county council or municipal council, any of which creates additional demand and need for public facilities. A building or structure shall include, but not be limited to, modular buildings and manufactured housing. “Development” does not include alterations made to existing single-family homes.

SECTION 3. This act takes effect upon approval by the Governor.

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