



SOUTH CAROLINA REVENUE AND FISCAL AFFAIRS OFFICE
STATEMENT OF ESTIMATED FISCAL IMPACT
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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:	S. 0576	Introduced on February 28, 2023
Author:	Massey	
Subject:	Alien Ownership of Real Property	
Requestor:	Senate Judiciary	
RFA Analyst(s):	Miller	
Impact Date:	March 10, 2023	

Fiscal Impact Summary

This bill changes the limit on the amount of property an alien or a corporation controlled by aliens can own in the state from 500,000 to 1,000 acres. Additionally, no corporation controlled by a foreign adversary may acquire any interest in real property within the state.

The Department of Commerce anticipates this bill will increase Other Fund expenditures by approximately \$150,000 beginning in FY 2023-24 as the agency will need to evaluate the ownership and control of companies seeking to invest in the state.

Commerce also anticipates this bill may impact economic development for the state for both future projects and existing companies. This bill may limit the potential growth of many existing companies and influence the decision of several prospective projects considering locating in the state.

The Revenue and Fiscal Affairs Office (RFA) contacted all counties to determine the potential expenditure impact this bill may have on local governments. We received a response from the counties of Dorchester and Kershaw. Both counties anticipate this bill will have no expenditure impact. Based on these responses, RFA anticipates this bill will have no expenditure impact on local governments.

Explanation of Fiscal Impact

Introduced on February 28, 2023

State Expenditure

This bill limits the amount of property an alien or a corporation controlled by aliens can own in the state to 1,000 acres. Currently, the amount of property an alien or a corporation controlled by aliens can own in the state is limited to 500,000 acres. This limit will not apply to any land purchased prior to June 30, 2023.

Additionally, no corporation controlled by a foreign adversary, as defined by this bill, may acquire any interest in real property within the state.

The Department of Commerce anticipates it will need to evaluate the ownership and control of companies seeking to invest in the state. Assuming Commerce evaluates one company per month, at an average cost of \$12,500, this bill will increase Other Fund expenditures for Commerce by \$150,000 beginning in FY 2023-24.

State Revenue

This bill reduces the amount of property an alien or a corporation controlled by aliens can own in the state from 500,000 to 1,000 acres. Additionally, no corporation controlled by a foreign adversary, as defined by this bill, may acquire any interest in real property within the state. This limit will not apply to any land purchased prior to June 30, 2023.

Commerce anticipates this bill may impact economic development for the state for both future projects and existing companies. This bill may limit the potential growth of many existing companies and influence the decision of several prospective projects considering locating in the state.

Local Expenditure

RFA contacted all counties to determine the potential expenditure impact this bill may have on local governments. We received a response from the counties of Dorchester and Kershaw. Both counties anticipate this bill will have no expenditure impact. Based on these responses, RFA anticipates this bill will have no expenditure impact on local governments.

Local Revenue

N/A



Frank A. Rainwater, Executive Director