**South Carolina General Assembly**

126th Session, 2025-2026

**S. 439**

**STATUS INFORMATION**

General Bill

Sponsors: Senators Peeler, Turner, Davis, Bennett, Verdin, Alexander, Grooms, Kimbrell, Johnson, Jackson, Sutton and Cromer

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Introduced in the Senate on March 11, 2025

Currently residing in the Senate

Summary: Manufacturing property tax exemption

**HISTORY OF LEGISLATIVE ACTIONS**

 Date Body Action Description with journal page number

 3/11/2025 Senate Introduced and read first time

 3/11/2025 Senate Referred to Committee on **Finance**

 4/29/2025 Senate Committee report: Favorable **Finance** (Senate Journal‑page 14)

View the latest  [legislative information](https://www.scstatehouse.gov/billsearch.php?billnumbers=439&session=126&summary=B)  at the website

**VERSIONS OF THIS BILL**

[03/11/2025](https://www.scstatehouse.gov/sess126_2025-2026/prever/439_20250311.docx)

[04/29/2025](https://www.scstatehouse.gov/sess126_2025-2026/prever/439_20250429.docx)

Indicates Matter Stricken

Indicates New Matter

Committee Report

April 29, 2025

S. 439

Introduced by Senators Peeler, Turner, Davis, Bennett, Verdin, Alexander, Grooms, Kimbrell, Johnson, Jackson, Corbin and Sutton

S. Printed 4/29/25--S.

Read the first time March 11, 2025

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The committee on Senate Finance

To whom was referred a Bill (S. 439) to amend the South Carolina Code of Laws by amending Section 12-37-220, relating to the property tax exemptions, so as to increase the maximum reimbursement amount, etc., respectfully

Report:

That they have duly and carefully considered the same, and recommend that the same do pass:

HARVEY PEELER for Committee.

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A bill

TO AMEND THE SOUTH CAROLINA CODE OF LAWS BY AMENDING SECTION 12-37-220, RELATING TO THE PROPERTY TAX EXEMPTIONs, SO AS TO INCREASE THE MAXIMUM REIMBURSEMENT AMOUNT for the exemption ON CERTAIN MANUFACTURING PROPERTY.

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

SECTION 1. Section 12-37-220(B)(52) of the S.C. Code is amended to read:

 (a)(i) 42.8571 percent of the property tax value of manufacturing property assessed for property tax purposes pursuant to Section 12-43-220(a)(1). The exemption allowed by this item does not apply to property owned or leased by a public utility, as defined in Section 58-3-5, that is regulated by the Public Service Commission, regardless of whether the property is used for manufacturing. For purposes of this item, if the exemption is applied to real property, then it must be applied to the property tax value as it may be adjusted downward to reflect the limit imposed pursuant to Section 6, Article X of the South Carolina Constitution, 1895;

 (ii) To the extent any such monies are refunded or otherwise credited under this item to a public utility that is regulated by the Public Service Commission, regardless of whether the property is used for manufacturing, any such refund or credits must be flowed through to customers as a reduction in rates, as appropriate.

 (b) The revenue loss resulting from the exemption allowed by this item must be reimbursed and allocated to the political subdivisions of this State, including school districts, in the same manner as the Trust Fund for Tax Relief, not to exceed one three hundred seventy million dollars per year. In calculating estimated state individual and corporate income tax revenues for a fiscal year, the Board of Economic Advisors shall deduct amounts sufficient to account for the reimbursement required by this item.

 (c) Notwithstanding the exemption allowed by this item, in any year in which reimbursements are projected by the Revenue and Fiscal Affairs Office to exceed the reimbursement cap in subitem (b), the exemption amount shall be proportionally reduced so as not to exceed the reimbursement cap.

 (d) Notwithstanding any other provision of law, property exempted from property taxes in the manner provided in this item is considered taxable property for purposes of bonded indebtedness pursuant to Section 15, Article X of the Constitution of this State.

SECTION 2. This act takes effect upon approval by the Governor and first applies to property tax years beginning after 2024.

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