



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:	H. 4293	Introduced on April 3, 2025
Subject:	Zoning	
Requestor:	House Medical, Military, Public, and Municipal Affairs	
RFA Analyst(s):	Vesely	
Impact Date:	March 11, 2026	

Fiscal Impact Summary

This bill specifies that all permits are invalid and requires halting all construction if a local governing body, local planning commission, zoning administrator, or board of zoning appeals makes an advisory or final determination that the current or intended use of a property is not permitted under the applicable zoning classification, including a reversal by a board of zoning appeals or other competent zoning authority. Development or construction activity may not resume unless the property is brought into compliance or a court authorizes the development to proceed pending a final resolution.

Revenue and Fiscal Affairs (RFA) contacted all 46 counties and the Municipal Association of South Carolina (MASC). Horry and Jasper County indicate that this bill will have no expenditure impact on their counties. Charleston County anticipates minimal fiscal impact in most cases, but notes that the total expenditure cost may vary as complex and contested cases may require further legal review, enforcement activity, and re-permitting. MASC indicates that the expenditure impact of this bill is unknown but may be significant depending on the number of disputes arising from permit cancellations and stop-work orders.

Explanation of Fiscal Impact

Introduced on April 3, 2025

State Expenditure

N/A

State Revenue

N/A

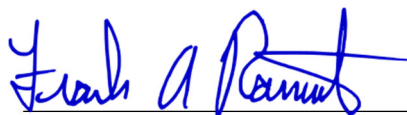
Local Expenditure

This bill specifies that all permits are invalid and requires halting all construction if a local governing body, local planning commission, zoning administrator, or board of zoning appeals makes an advisory or final determination that the current or intended use of a property is not permitted under the applicable zoning classification, including a reversal by a board of zoning appeals or other competent zoning authority. Development or construction activity may not resume unless the property is brought into compliance or a court authorizes the development to proceed pending a final resolution.

RFA contacted 46 counties and MASC. Horry and Jasper County indicate that this bill will have no expenditure impact on their counties. Jasper County notes that county planning and building services do not issue permits if the intended use is not permitted under the zoning classification and suspending unauthorized, unpermitted work is already normal procedure for Jasper County. Therefore, there is no expenditure impact on Jasper County. Charleston County anticipates minimal fiscal impact in most cases, but notes that the total expenditure cost is unknown as complex and contested cases may require further legal review, enforcement activity, and re-permitting. MASC indicates that the expenditure impact of this bill is indeterminate but may be significant depending on the number of disputes arising from permit cancellations and stop-work orders and may need to revise permitting and enforcement procedures as a result of this bill. Municipalities may incur legal defense costs and increased liability exposure due to automatic invalidation of permits.

Local Revenue

N/A



Frank A. Rainwater, Executive Director