



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. 4477 Amended by House Ways and Means Property Tax
Subcommittee on March 26, 2026

Subject: Heirs' Property

Requestor: House Ways and Means

RFA Analyst(s): Miller

Impact Date: April 6, 2026

Fiscal Impact Summary

This bill adds transfers made amongst related descendants who have legal claim to heirs' property to clear the title of the heirs' property, whereby both the grantor and grantee owned an interest in the property prior to the transfer, to the list of property transfers that are not an assessable transfer of interest (ATI) for property tax purposes beginning in tax year 2026. When a property undergoes an ATI, the property's appraised value is updated to reflect the current market value for property tax purposes. Without an ATI, a property's appraised value for property tax purposes may increase no more than 15 percent every five years.

This bill will have no expenditure impact for the Department of Revenue (DOR) as the agency anticipates updating forms and training materials within the normal course of agency business.

Revenue and Fiscal Affairs (RFA) contacted all counties to determine the potential local fiscal impact of this bill and received responses from the counties of Charleston and Florence. Both responding counties anticipate this bill may have a minimal impact on local property tax revenue. Based on the responses received, RFA anticipates this bill may have a minimal impact on property tax revenue statewide for the limited number of property transfers that will no longer be considered an ATI for property tax purposes.

Explanation of Fiscal Impact

Amended by House Ways and Means Property Tax Subcommittee on March 26, 2026

State Expenditure

This bill adds transfers made amongst related descendants who have legal claim to heirs' property to clear the title of the heirs' property to the list of property transfers that are not an ATI for property tax purposes beginning in tax year 2026. This bill will have no expenditure impact for DOR as the agency anticipates updating forms and training materials within the normal course of agency business.

State Revenue

N/A

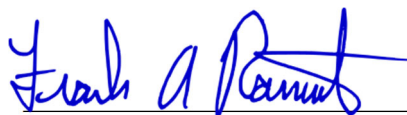
Local Expenditure

N/A

Local Revenue

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Frank A. Rainwater, Executive Director