

STATE OF SOUTH CAROLINA )

COUNTY OF EDGEFIELD )

ORDINANCE NO: 21-22-780

**AN ORDINANCE TO AMEND CHAPTER 42-61 OF THE EDGEFIELD COUNTY  
ORDINANCE**

WHEREAS, pursuant to criteria set by state law, the Edgefield County Council established in Article 4 of Title 46 of the Code of Ordinances, an ordinance providing tax incentives for rehabilitated residential and commercial historic properties; and

WHEREAS, the rehabilitation of historic buildings preserves the history and culture of Edgefield County; and

WHEREAS, Section 4-9-195(B)(4) of the South Carolina Code of Laws allows a county to have a special assessment period for up to 20 years for rehabilitated properties; and,

WHEREAS, Section 46-61 of the Edgefield County Code of Ordinances only allows a special assessment of up to ten years; and,

WHEREAS, County Council believes that providing tax incentives for rehabilitated historic buildings more time will provide an economic development incentive for the rehabilitation and occupancy of vacant historical buildings;

NOW THEREFORE BE IT ENACTED BY THE EDGEFIELD COUNTY COUNCIL THAT:

1. Section 46-61 of the Code of Ordinances is amended to read:

“(a) A special tax assessment is created for eligible rehabilitated historic properties for a period of up to ten (10) years equal to the assessed valued of the property at the time of preliminary certification.

(b) County council may also, by resolution, extend the special assessment period of at least ten (10) years, but in no circumstance for a period longer than twenty (20) years, for income producing properties, in circumstances where county council finds that the proposed rehabilitation of the subject property:

1. Involves a minimum expenditure for rehabilitation (as defined in this chapter) of over \$1,000,000.00;

2. Will foster the economic viability of the surrounding community; and

3. That granting a special assessment period greater than the base assessment period is in the best interest of the county.”

2. Section 46-65 (i) of the Code of Ordinances is amended to read:

“Date effective. If an application for preliminary or final certification is filed by May 1 or the preliminary or final certification is approved by August 1, the special assessment authorized herein is effective for that year. Otherwise, it is effective beginning with the following year. The special assessment only begins in the current or future tax years as provided for in this section. The special assessment period shall not exceed twenty years in length, and in no instance may the special assessment be applied retroactively.”

3. Under the pending ordinance doctrine, this ordinance will be effective after advertisement for the public hearing.
4. All provisions in other County Ordinances in conflict with this Ordinance are hereby repealed.
5. If any provision of this Ordinance or the application thereof to any person or circumstances is held invalid, the invalidity does not affect other provisions or applications of the Ordinance which can be given effect without the invalid provision or application and to this end, the provisions of this Ordinance are severable.
6. This Ordinance shall be become effective upon adoption on third reading by Council.

**Edgefield County Council**

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Dean Campbell, Chair

ATTEST:

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Aretha Eubanks, Clerk to Council

First Reading: \_\_\_\_\_

Second Reading: \_\_\_\_\_

Third Reading: \_\_\_\_\_