



**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.*

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<b>Bill Number:</b>	S. 1017	Amended by House Ways and Means on April 25, 2024
<b>Author:</b>	M. Johnson	
<b>Subject:</b>	Property	
<b>Requestor:</b>	Senate Finance	
<b>RFA Analyst(s):</b>	Miller	
<b>Impact Date:</b>	May 8, 2024	- Updated for Revised Analysis and Fiscal Impact

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### **Fiscal Impact Summary**

This bill amends §12-37-220(B)(11), which was last amended by Act 145 of 2020, to specify that the property tax exemption for properties owned by nonprofit housing corporations or their instrumentalities that are devoted to providing housing to low or very low-income residents must be proportionate to the nonprofit housing corporation's percentage of direct or indirect economic ownership in the property. This does not apply if the nonprofit housing corporation's ownership interest exceeds 50 percent. Additionally, this does not apply if all of the units in the qualifying property are devoted to providing housing to residents who qualify as low-income under Revenue Procedure 96-32. However, if the qualifying property is within a zip code in a metropolitan area that uses HUD's SAFMR, and such metropolitan area includes any municipality located in the State of North Carolina with a population of five hundred thousand or more residents then the phrase "residents who qualify as low income" is replaced with "residents who do not exceed 130 percent of the very low-income limit". If these criteria are met, then the property tax exemption is 100 percent. A nonprofit housing corporation or its instrumentality must have annual certification of its percentage of ownership from the Department of Revenue (DOR) to receive this exemption. The change is applicable beginning in tax year 2025.

This bill will have no expenditure impact for DOR, as the agency anticipates the expense of the annual certification process will be minimal and can be managed within existing appropriations.

Based on the responses received from the counties of Charleston and Horry and the Municipal Association of South Carolina (MASC), the Revenue and Fiscal Affairs Office (RFA) anticipates this bill will result in an undetermined increase in property tax revenue, depending upon the number of properties that will see a smaller percentage of the property being exempt due to the ownership percentage of the nonprofit corporation. While this bill may not reduce the number of exemptions allowed, it may decrease the percentage of the property that is exempt and, thereby, increase local property tax revenue beginning in FY 2025-26. Additionally, this amended bill may further limit the 100 percent exemption in York County, where the criteria for a 100 percent exemption is based on renting units to residents who do not exceed 130 percent of the very low-income limit, which is less than low income based on preliminary calculations. *Please see the Local Revenue Section for details on the responses received.*

Additionally, this bill specifies that agricultural property may not be annexed by a municipality without the express written consent of the owner of the property. Municipalities' property taxes include only those properties within municipal boundaries. Based on a response provided by MASC, this provision will have a minimal impact for municipalities as the majority of annexations within the state are by the 100 percent method, requiring a petition signed by 100 percent of the property owners of the property to be annexed.

*This fiscal impact statement has been updated for a revised explanation for the potential local property tax revenue impact for York County.*

## **Explanation of Fiscal Impact**

**Updated for Revised Analysis and Fiscal Impact on May 8, 2024  
Amended by House Ways and Means on April 25, 2024**

### **State Expenditure**

This bill requires a nonprofit housing corporation, or its instrumentality to have an annual certification of its percentage of ownership from DOR to receive the property tax exemption pursuant to §12-37-220(B)(11). DOR must prescribe the forms by which the nonprofit corporation or its instrumentality may provide the certification requirements. DOR anticipates being able to manage the responsibilities outlined in this bill with minimal expense that can be managed within existing appropriations.

### **State Revenue**

N/A

### **Local Expenditure**

N/A

### **Local Revenue**

This bill amends §12-37-220(B)(11), which was last amended by Act 145 of 2020, to specify that the property tax exemption for properties owned by nonprofit housing corporations or their instrumentalities that are devoted to providing housing to low or very low-income residents must be proportionate to the nonprofit housing corporation's percentage of direct or indirect economic ownership in the property. This does not apply if the nonprofit housing corporation's ownership interest exceeds 50 percent. Additionally, this does not apply if all of the units in the qualifying property are devoted to providing housing to residents who qualify as low-income under Revenue Procedure 96-32. However, if the qualifying property is within a zip code in a metropolitan area that uses HUD's SAFMR, and such metropolitan area includes any municipality located in the State of North Carolina with a population of five hundred thousand or more residents then the phrase "residents who qualify as low income" is replaced with "residents who do not exceed 130 percent of the very low-income limit". If these criteria are met, then the property tax exemption is 100 percent. The change applies beginning in tax year 2025. For information, DOR indicates that currently 2,393 exemptions are allowed pursuant to §12-37-220(B)(11)(e).

We contacted the South Carolina Association of Counties, MASC, and all counties to determine the potential impact of this bill. The counties of Charleston and Horry provided a response as well as MASC. Charleston County estimates this bill will add \$748,000 in assessed value back to the assessment roll, assuming the owners do not change all their units to low-income housing units. Horry County expressed concern about establishing that the housing is used for low-income residents. Additionally, MASC anticipates this bill may result in fewer properties being eligible for the 100 percent exemption in York County as it is the only county where a property is within a zip code in a metropolitan area that uses HUD's SAFMR that includes a municipality located in the State of North Carolina with a population of five hundred thousand or more residents, the city of Charlotte, North Carolina. Based on our preliminary calculations, 130 percent of very low income is less than low income. As the requirement for the 100 percent property tax exemption is based on renting units to those with an income of 130 percent of the very low-income limit, rather than the low-income limit applied for other counties, fewer properties in York County may be granted the 100 percent property tax exemption relative to other areas within the state.

Based on the responses received, RFA anticipates this bill will result in an undetermined increase in local property tax revenue statewide beginning in FY 2025-26, depending upon the number of properties that will see a smaller percentage of the property being exempt due to the ownership percentage of the nonprofit corporation.

Additionally, this bill specifies that agricultural property may not be annexed by a municipality without the express written consent of the owner of the property. Municipalities' property taxes include only those properties within municipal boundaries. Based on a response provided by MASC, this provision will have a minimal impact for municipalities as the majority of annexations within the state are by the 100 percent method, requiring a petition signed by 100 percent of the property owners of the property to be annexed.

*This section has been updated for a revised explanation for the potential local property tax revenue impact for York County.*

### **Amended by House Ways and Means on April 25, 2024**

#### **State Expenditure**

This bill requires a nonprofit housing corporation, or its instrumentality to have an annual certification of its percentage of ownership from DOR to receive the property tax exemption pursuant to §12-37-220(B)(11). DOR must prescribe the forms by which the nonprofit corporation or its instrumentality may provide the certification requirements. DOR anticipates being able to manage the responsibilities outlined in this bill with minimal expense that can be managed within existing appropriations.

#### **State Revenue**

N/A

#### **Local Expenditure**

N/A

## **Local Revenue**

This bill amends §12-37-220(B)(11), which was last amended by Act 145 of 2020, to specify that the property tax exemption for properties owned by nonprofit housing corporations or their instrumentalities that are devoted to providing housing to low or very low-income residents must be proportionate to the nonprofit housing corporation's percentage of direct or indirect economic ownership in the property. This does not apply if the nonprofit housing corporation's ownership interest exceeds 50 percent. Additionally, this does not apply if all of the units in the qualifying property are devoted to providing housing to residents who qualify as low-income under Revenue Procedure 96-32. Further, if the qualifying property is within a zip code in a metropolitan area that uses HUD's SAFMR, low income is expanded to residents who do not exceed 130 percent of the very low-income limit. If these criteria are met, then the property tax exemption is 100 percent. The change applies beginning in tax year 2025. For information, DOR indicates that currently 2,393 exemptions are allowed pursuant to §12-37-220(B)(11)(e).

We contacted the South Carolina Association of Counties, MASC, and all counties to determine the potential impact of this bill. The counties of Charleston and Horry provided a response as well as MASC. Charleston County estimates this bill will add \$748,000 in assessed value back to the assessment roll, assuming the owners do not change all their units to low-income housing units. Horry County expressed concern about establishing that the housing is used for low-income residents. Additionally, MASC anticipates this bill may have a greater impact on property tax in York County as it is the only county where a property is within a zip code in a metropolitan area that uses HUD's SAFMR. As the requirement for the 100 percent property tax exemption is then based on 130 percent of the very low-income limit more properties in York may be granted the 100 percent property tax exemption relative to other areas within the state but the exemption will likely still apply to fewer properties than are currently exempt.

Based on the responses received, RFA anticipates this bill will result in an undetermined increase in local property tax revenue statewide beginning in FY 2025-26, depending upon the number of properties that will see a smaller percentage of the property being exempt due to the ownership percentage of the nonprofit corporation.

Additionally, this bill specifies that agricultural property may not be annexed by a municipality without the express written consent of the owner of the property. Municipalities' property taxes include only those properties within municipal boundaries. Based on a response provided by MASC, this provision will have a minimal impact for municipalities as the majority of annexations within the state are by the 100 percent method, requiring a petition signed by 100 percent of the property owners of the property to be annexed.

## **Introduced on February 1, 2024**

### **State Expenditure**

This bill requires a nonprofit housing corporation, or its instrumentality to have an annual certification of its percentage of ownership from DOR to receive the property tax exemption pursuant to §12-37-220(B)(11). DOR must prescribe the forms by which the nonprofit corporation or its instrumentality may provide the certification requirements. DOR anticipates

being able to manage the responsibilities outlined in this bill with minimal expense that can be managed within existing appropriations.

**State Revenue**

N/A

**Local Expenditure**

N/A

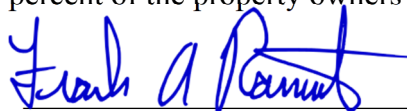
**Local Revenue**

This bill amends §12-37-220(B)(11), which was last amended by Act 145 of 2020, to specify that the property tax exemption for properties owned by nonprofit housing corporations or their instrumentalities that are devoted to providing housing to low or very low-income residents must be proportionate to the nonprofit housing corporation's percentage of direct or indirect economic ownership in the property. This does not apply if the nonprofit housing corporation's ownership interest exceeds 50 percent or all of the units in the qualifying property are devoted to providing housing to residents who qualify as low-income under Revenue Procedure 96-32. If either of these criteria are met, then the property tax exemption is 100 percent. The change applies beginning in tax year 2025. DOR indicates that currently 2,393 exemptions are allowed pursuant to §12-37-220(B)(11)(e) that may be impacted by the change.

We contacted the South Carolina Association of Counties, MASC, and all counties to determine the potential impact of this bill. The counties of Charleston and Horry provided a response as well as MASC. Charleston County estimates this bill will add \$748,000 in assessed value back to the assessment roll, assuming the owners do not change all their units to low-income housing units. Horry County expressed concern about establishing that the housing is used for low-income residents. Additionally, MASC anticipates this bill will significantly limit the number of housing developments that receive a 100 percent property tax exemption. The association relayed that the city of Rock Hill estimates that \$405,000 were not collected in property taxes due to this property tax exemption. Additionally, York County and York 3 school district property taxes were reduced by \$1,200,000 and \$322,000, respectively, for the exempt property in the city of Rock Hill.

Based on the responses received, RFA anticipates this bill will result in an undetermined increase in local property tax revenue statewide beginning in FY 2025-26, depending upon the number of properties that will see a smaller percentage of the property being exempt due to the ownership percentage of the nonprofit corporation.

Additionally, this bill specifies that agricultural property may not be annexed by a municipality without the express written consent of the owner of the property. Municipalities' property taxes include only those properties within municipal boundaries. Based on a response provided by MASC, this provision will have a minimal impact for municipalities as the majority of annexations within the state are by the 100 percent method, requiring a petition signed by 100 percent of the property owners of the property to be annexed.



Frank A. Rainwater, Executive Director