



# 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>	H. 4050	Introduced on February 19, 2025
<b>Subject:</b>	Local Planning	
<b>Requestor:</b>	House Medical, Military, Public, and Municipal Affairs	
<b>RFA Analyst(s):</b>	Bryant	
<b>Impact Date:</b>	April 3, 2025	

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### Fiscal Impact Summary

This bill provides that a zoning ordinance may utilize concurrency programs, in which the governing authority conditions approval of land development activities on public facility and service adequacy. The bill also specifies that a local planning commission may prepare and recommend regulations governing the development of land within the jurisdiction, including an adopted concurrency program, to the governing body for adoption.

The overall expenditure impact on local governments will vary by locality and will depend on whether concurrency programs are utilized. The Revenue and Fiscal Affairs Office (RFA) contacted all county governments and the Municipal Association of South Carolina (MASC) regarding the impact of this bill and received responses from Charleston, Chester, Dorchester, Florence, and Oconee counties. Three counties report that this bill will have no fiscal impact unless the county adopts a concurrency program. One county indicates that if it adopts a concurrency program, the county can manage the program by assigning duties among existing staff and using existing equipment and supplies. The county further indicates that adopting a concurrency plan may require the creation of a capital improvements plan but anticipates that any expenditures spent on planning studies in order to opt into the concurrency review process may be eligible for grant funding. The remaining county reports that if a concurrency program is adopted, it will have a significant financial impact on the county, as assessing and maintaining the necessary level of service for critical infrastructure will likely require hiring external consultants. Additionally, MASC indicates that this bill will have no fiscal impact on municipalities since adopting a concurrency program is optional.

### Explanation of Fiscal Impact

**Introduced on February 19, 2025**

**State Expenditure**

N/A

**State Revenue**

N/A

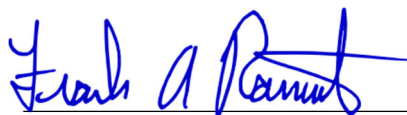
## **Local Expenditure**

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## **Local Revenue**

N/A



Frank A. Rainwater, Executive Director