



SOUTH CAROLINA REVENUE AND FISCAL AFFAIRS OFFICE
STATEMENT OF ESTIMATED FISCAL IMPACT
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Bill Number: H. 3972 As signed by the Governor on March 14, 2016
Author: Loftis
Subject: Transfer of undeveloped property
Requestor: House of Representatives
RFA Analyst(s): Wren
Impact Date: June 2, 2016

Estimate of Fiscal Impact

	FY 2016-17	FY 2017-18
State Expenditure		
General Fund	\$0	\$0
Other and Federal	\$0	\$0
Full-Time Equivalent Position(s)	0.00	0.00
State Revenue		
General Fund	\$0	\$0
Other and Federal	\$0	\$0
Local Expenditure	\$0	\$0
Local Revenue	\$0	\$0

Fiscal Impact Summary

This bill as amended would have no expenditure or revenue impact on local governmental entities.

Explanation of Fiscal Impact

Explanation of Bill as Amended by the Senate on February 23, 2016

State Expenditure

N/A

State Revenue

N/A

Local Expenditure

This bill as amended adds a sentence to Section 6-29-1210 to provide that a local governmental entity may still require a grantee to file a plat at the time a deed is recorded to transfer undeveloped real property. This change is permissive and is not expected to impact local government expenditures. Additionally, even though we received only one response from the surveyed counties for the impact of the bill, we are revising our estimate of the bill as amended by the House of Representatives on May 26, 2015, to reflect that we do not expect this bill to have an expenditure impact on local governmental entities.

Local Revenue

N/A

Explanation of Bill as Amended by the House of Representatives on May 26, 2015

State Expenditure

N/A

State Revenue

N/A

Local Expenditure

This bill as amended adds Section 6-29-1210, which states that there is no requirement to submit a land development plan prior to executing a deed transferring undeveloped real property. Any subdivision of land pursuant to this section is limited to the subdivision of property into one or more parcels for the purpose of transferring an ownership interest in the parcels. At no time shall the subdivision of land serve to relieve an owner of the parcel of a development restriction that was imposed by a local, municipal, or county zoning regulation that was applicable prior to the subdivision. This bill also amends Section 30-5-30, which states that the submission of a land use plan is not required to record a deed of real property.

The Revenue and Fiscal Affairs Office contacted twenty-three county governments regarding the expenditure impact of this bill. Clarendon County responded that the bill is not expected to impact county expenditures. Given the limited number of responses, we are unable to determine the impact on county expenditures statewide.

The Municipal Association responded that the bill is not expected to impact municipal expenditures.

Local Revenue

N/A



Frank A. Rainwater, Executive Director