**South Carolina General Assembly**

121st Session, 2015-2016

**H. 4226**

**STATUS INFORMATION**

General Bill

Sponsors: Reps. Pope, Stringer, Herbkersman, Felder, Thayer, Merrill, Finlay, Newton, Crosby, Horne, Corley, Long and Lowe

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Introduced in the House on May 26, 2015

Currently residing in the House Committee on **Ways and Means**

Summary: Property Tax Assessments

**HISTORY OF LEGISLATIVE ACTIONS**

Date Body Action Description with journal page number

5/26/2015 House Introduced and read first time ([House Journal‑page 13](file:///h:\hj\20150526.docx))

5/26/2015 House Referred to Committee on **Ways and Means** ([House Journal‑page 13](file:///h:\hj\20150526.docx))

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**VERSIONS OF THIS BILL**

[5/26/2015](file:///p:\pprever\2015-16\4226_20150526.docx)

**A** **BILL**

TO AMEND SECTION 12‑43‑220, AS AMENDED, CODE OF LAWS OF SOUTH CAROLINA, 1976, RELATING TO THE CLASSIFICATION OF PROPERTY AND THE APPLICABLE ASSESSMENT RATIOS FOR PURPOSES OF IMPOSITION OF PROPERTY TAX, SO AS TO REDUCE THE ASSESSMENT RATIO ON COMMERCIAL AND OTHER APPLICABLE REAL PROPERTY FROM SIX PERCENT OF VALUE TO FIVE PERCENT OF VALUE.

Whereas, Section 1(5), Article X of the Constitution of this State establishes a property tax classification for all real property not otherwise included in a different class and provides for the assessment of that property at six percent of its fair market value; and

Whereas, Section 2(d), Article X of the Constitution of this State allows the General Assembly, by at least a two‑thirds vote in each house, to change the assessment ratio applicable to each constitutionally provided class of property. Now, therefore,

Be it enacted by the General Assembly of the State of South Carolina:

SECTION 1. A. Section 12‑43‑220(e) of the 1976 Code is amended to read:

“(e)(1) All other real property not ~~herein~~ otherwise provided for ~~shall~~ in this section must be taxed on an assessment equal to ~~six~~ five percent of the fair market value of ~~such~~ the property for property tax years ending after 2015.”

B. Notwithstanding the assessment ratio set forth in Section 12‑43‑220(e), as amended pursuant to Section 1.A. of this section, the reduced assessment ratio must be phased in in eight equal and cumulative percentage installment amounts of .125 percent applicable for property tax years beginning after 2015.

SECTION 2. This act takes effect upon approval by the Governor.

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