



The following reference information should not be used to determine legal compliance requirements. Consult with a Vantage One Tax professional or your state official today. www.vantageonetax.com

Guidelines - General	South Carolina (SC) Summary Calendar
General Information	General Information
Lien Date:	December 31; pp only: if company runs on fiscal year, beginning of fiscal year is company's lien date
Assessment Notice Date:	Varies by county
Valuation Methodology:	Fair market value
State websites:	www.scbos.com
How often is the reassessment:	Every 5 years (county can apply for 1-yr extension)
Real Property Information	Real Property Information
Taxable:	Yes
Assessment Ratios:	10.5% Mfg; 6% commercial
Real Estate Rendition Due:	
Omitted Real Property:	Auditor will appraise property, file a return, and assess taxpayer with taxes for the current year and each prior year it escaped taxation, along with a 20% penalty for preceding years.
Construction Work in Progress Taxable:	New structures are taxable when completed.
Assessment Phase-In Provisions:	None
Pollution Control Taxable:	No specific provision.
air	
water	
Personal Property Information	Personal Property Information
Taxable:	Yes
Assessment Ratios:	10.50%
Personal Property Rendition Due:	April 30, or 4 months after the close of the taxpayer's accounting period. TAXPAYER MUST SIGN RETURN
Extension allowed (length and how file):	None granted
File Rendition With:	DOR unless 1.) You have previously filed with the county, 2.) You are a bank, retailer, hotel, real-estate only, etc. These would then file to the county. As of 1/1/1, all industries must now file PT-100 electronically.
Inventory Taxable:	Exempt
raw materials	Exempt
work in progress	Exempt
finished goods	Exempt
Freeport Exemption:	Not taxable
Freeport Exemption Application Deadline:	
Licensed Motor Vehicles Taxable:	Yes
Licensed Motor Vehicles Reported on Rendition:	No, Motor Carriers Property Tax Return, PT-441



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Unlicensed Motor Vehicles Taxable:	No
Unlicensed Motor Vehicles Reported on Rendition:	No, Motor Carriers Property Tax Return, PT-441
Leased Equipment Taxable:	"You will need to refer to your lease agreement as to who is responsible to file for the equipment and who is responsible for payment of the tax." www.scbos.com
Software Taxable:	Yes, taxable if sales & use tax was paid.
Abatements/Exemptions:	Main exemptions include, but not limited to: Banks, charitable trusts, intangible personal property, farm equipment and livestock. New manufacturing facilities and additions costing at least \$50,000 to existing manufacturing facilities are exempt from the ordinary county taxes for a period of five years. Corporate headquarters or office facilities and distribution facilities are exempt from ordinary county taxes for five years if the cost of new construction or additions is \$50,000 or more and 75 or more full-time jobs are created. Personal property of an air carrier operating a hub is exempt for 10 years. Pollution equipment and facilities. Industries investing at least \$85 million may negotiate for a fee-in-lieu of taxes, resulting in a savings of about 40% property taxes otherwise due. If at least 200 full-time jobs are created, the minimum investment is \$60 million. If 300 jobs are created, the minimum investment is \$40 million. If 400 jobs are created, the minimum investment is \$20 million.
Intangible Property Taxable:	No
Omitted Personal Property:	County Auditor can discover but then must submit claim to DOR, who will appraise and assess the property.
Construction Work in Progress Taxable:	New structures are taxable when completed.
Pollution Control Taxable:	No
air	No
water	No
Relevant citations for landmark property tax decisions:	
Tax Bill Payment Information	Tax Bill Payment Information
Payment Dates:	Payments are due between September 30 and January 15, although actual date varies by locality.
Discounts	Up to the county
Payment Options	
Appeal Information	Appeal Information
Dates Notice of Values typically mailed:	notices are not mailed for commercial in non-reassess year - values available in June/July / DOR sends out every year for manufacturing in the first week of August



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Appeal Deadlines (received or postmarked):	Written objections must be filed with the county assessor within 90 days after the assessment notice is mailed provided the objection is for a tax year when a notice is sent; otherwise for real estate, written objections must be filed by January 15 (date tax bills are due).
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