



Lancaster County Assessor's Office

P.O. Box 1809
Lancaster, S.C. 29721
www.mylancastersc.org
(803)-285-6964

**Application
Due
May 1st**

MULTI-LOT DISCOUNT APPLICATION

Application must be filed Annually by May 1st. Failure to file on time will result in the lots being assessed at their full market value. Late Applications accepted no later than 30th day after tax notices mailed and include \$100.00 payable to the Lancaster County Treasurer.

Subdivision Name: _____

Original Parcel ID Number: _____ Plat Book Reference: _____

Complete All Subdivision Lot Information

Number of Lots in Subdivision: _____	Anticipated Sellout Period in Years: _____
Number of Lots Sold in Last December 31 st : _____	Number of Lots Unsold Last December 31 st : _____
Do You Finance Lots? <input type="checkbox"/> Yes <input type="checkbox"/> No If yes, at what Interest Rate? _____	Number of Years Financed: _____

Check All Subdivision Improvements That Apply

Street: <input type="checkbox"/> Paved <input type="checkbox"/> Dirt	Electrical Power: <input type="checkbox"/> Above Ground <input type="checkbox"/> Below Ground
Community Water: <input type="checkbox"/> Yes <input type="checkbox"/> No	Sewage: <input type="checkbox"/> Septic Tanks <input type="checkbox"/> Public

Signature and Contact Information

I hereby apply to have the unsold lots in the subdivision described in this application granted the multiple lot discount in accordance with S.C. Code of Laws Section 12-43-225 as amended (2016). I certify that all of the lots, as of December 31st of last year, for which this discount is requested, are owned in fee and not under Contract of Sale, Bond for Title, or other similar documents evidencing transfer of ownership.

Representative Completing Application	Primary Contact for Subdivision Owner
Name: _____	Name: _____
Title: _____	Title: _____
Signature: _____ Date: _____	Daytime Phone/Cell: _____
Daytime Phone/Cell: _____	Email: _____
Email: _____	

Submitting this application does not allow you to delay paying taxes that are billed. Penalties and interest will **NOT** be waived. You will only be notified if your application is denied.

SECTION 12-43-225. Multiple Lot Discounts. [SC ST SEC 12-43-225]

(A) For subdivision lots in a plat recorded on or after January 1, 2001, a subdivision lot discount is allowed in the valuation of the platted lots only as provided in subsection (B) of this section, and this discounted value applies for five property tax years or until the lot is sold or a certificate of occupancy is issued for the improvement on the lot, or the improvement is occupied, whichever of them elapses or occurs first. When the discount allowed by this section no longer applies, the lots must be individually valued as provided by law.

(B) To be eligible for a subdivision lot discount, the recorded plat must contain at least ten building lots. The owner shall apply for the discount by means of a written application to the assessor on or before May first of the year for which the discount is initially claimed. After initially qualifying for the discount provided in this section, no further application is required, unless ownership of the property changes. A property owner may make a late application for the discount provided in this section until the thirtieth day following the mailing of the property tax bill for the year in which his discount is claimed provided the application is in writing and accompanied by a one hundred dollar late application penalty, payable to the county treasurer for deposit to the county general fund. The value of each platted building lot is calculated by dividing the total number of platted building lots into the value of the entire parcel as undeveloped real property.

(C) If a lot allowed the discount provided by this section is sold to the holder of a residential homebuilder's license or general contractor's license, the licensee shall receive the discount through the first tax year which ends twelve months from the date of sale if the purchaser files a written application for the discount with the county assessor within sixty days of the date of sale.

