

City of Beaufort Redevelopment Commission
Street by Street: Greene Street Project
Redevelopment Incentives

Greene Street Limited Time Incentives:

- Properties facing or siding Greene Street between Carteret St. and Ribaut Rd.
- Properties on cross streets between Washington Street and Greene Street
- July 1, 2018 – December 31, 2019
- City Fees at \$50 or less—waived
- City Fees at \$51 or more—reduced by 50%
- Same owner developing or redeveloping two or more parcels concurrently—city fees reduced by 75%
- BJWSA—install water & sewer laterals to the property line of any vacant lot in the project area at no charge

Note: This is a reimbursement program. City fees are paid up front and then the incentive amount is reimbursed to the property owner. The BJWSA incentive is handled on a case-by-case basis.

Ongoing Existing Incentives: Must be approved in advance of work, per proper agency

- City of Beaufort Bailey Bill (property tax):
 - property owner invests a minimum of 75% of the buildings assessed value back in to the building
 - assessed value is “frozen” at pre-rehab value for 10 years; property taxes applied accordingly
 - in **historic district and at least 50 years old** <OR> listed on the **1997 Beaufort County Above Ground Historical Sites Survey**.
- City of Beaufort / City Property Tax Rebates (*Note: under review for revisions, February 2018*)
 - purchase & occupy **commercial building** that has been **vacant** for more than a year (up to 5 years rebate)
 - **new construction or substantial renovations** to existing structures in **redevelopment areas** as defined in *The Beaufort Code* (redevelopment districts; redevelopment area defined as area bounded by Calhoun, Carteret, Bay, Ribaut; redevelopment area defined as ½ from intersection of Ribaut Road & Mossy Oaks Drive (up to 3 years rebate)
 - develop **residential units above 1st floor commercial** (up to 3 years rebate; may have multiplier)
 - develop **student housing** (up to 3 years rebate)
 - develop **accessory dwelling units** (and occupied) (up to 3 years rebate)
 - rehab of **vacant or abandoned structures in Historic District** and **on the vacant & abandoned list** (up to 3 years rebate)
 - annexation (see ordinance)
- 20% Federal **Historic Rehabilitation (Income) Tax Credit**: (*Note: Remained as is in the new 2018 Tax Bill*)
 - **income producing building** (offices, stores, rental housing)
 - credit = 20% of rehab costs (\$1 for \$1)
 - on **National Register** or contributes to **National Register District**
 - cost must exceed the adjusted basis of building (purchase price - cost of land + value if improvements made - depreciation already taken)

- 10% State Historic Rehabilitation (Income) Tax Credit:
 - **income producing building** (offices, stores, rental housing)
 - credit = 10% of rehab costs (\$1 for \$1)
 - meet **requirements of 20% Federal Historic Rehabilitation Tax Credit**
 - must be taken in installments over 5 years

- 25% State Historic Rehabilitation (Income) Tax Credit:
 - **owner-occupied residence**
 - credit = 25% of the costs of repairs/renovations (on eligibility list) (\$1 for \$1)
 - must be taken over 5 years
 - on **National Register, contributing to National Register District** or designated as **eligible** for National Register
 - must spend more than \$15,000 with 36 months

- ~~10% Federal Rehabilitation (Income) Tax Credit (Note: Repealed in the new 2018 Tax Bill)~~
 - ~~**non-residential use**; rehabbed for non-residential~~
 - ~~buildings placed into service **before 1936**~~
 - ~~**not listed on National Register** or contributing to district~~
 - ~~costs must exceed the adjusted basis of the building (purchase price – land value)~~

- Federal Income Tax Credit for Low Income Housing
 - **acquisition, construction and rehab of low-income housing**
 - contact: SC Housing Finance & Development Authority for eligibility requirements
 - competitive process for established LIHTC program developers

- State Abandoned Building (Income) Tax Credit (**sunsets in 2019**)
 - **66% vacant for past 5 years**
 - **non-operational** for income-producing purposes
 - **not a single family residence**
 - listed on the National Register when used solely for storage or warehousing
 - investor using tax credit may not be the owner at the time of abandonment
 - for Beaufort: **more than \$150,000 investment**
 - credit = 25% of actual expenses, credit not to exceed \$500,000
 - must be taken incrementally over 5 years

- Federal Income Tax Incentives for Easement Donations (rehab work not required)