

**Office of Union County Assessor
203 N. Herndon St., Union, S.C. 29379
864-429-1650**

Application for Developer's Multiple Lot Discount: Tax Year _____

Name & Address: _____ Date: _____

TMS# _____ Year Developed: _____ Total Number of Lots _____

Number of unsold lots as of 12/31/ _____ Subdivision Name: _____

Is this subdivision associated with any other subdivision or phase already receiving the discount? _____ If yes, which one (s) _____

Subdivision Name/Location /Number of lots

Plat Book/Page Reference _____ Deed Restriction Reference _____

Average Asking Price per Lot \$ _____ Average Previous Year Asking Price \$ _____

Please attach a list or the plat of lots and their asking price.

IMPROVEMENTS: (Please check all that apply)

Gas { } Curbs & Gutters { } Paved Street { } Street Lights { }

Public Water { } Public Sewer { } Septic Tanks { }

What is the Anticipated Sellout Date? _____ Number of Lots Sold Last Year? _____

Average Selling Price per Lot Last Year? _____ If you finance the purchase price, what are the terms?

_____ Number of years _____ Interest rate? _____ %

Builder discount? _____ or _____ %

Lending Institution Name & Address: _____

I hereby request the developer's multiple lot discount on all available lots on the above referenced subdivision: _____

Signature of Owner { } or Agent { }

Phone _____

Name and Mailing Address if Different From Above:

APPLICATION MUST BE RECEIVED BY ASSESSOR'S OFFICE ON OR BEFORE MAY 1ST

Do Not Write Below This Line – Assessor's Office Use Only

Signature of Certifying Individual

Date

UNION COUNTY ASSESSOR'S OFFICE

INSTRUCTION SHEET FOR DEVELOPER'S MULTIPLE LOT DISCOUNT

(Applicable Law: Section 12-43-224 of the South Carolina Code of Laws of 1976 as amended.)

QUALIFICATIONS

- To qualify for the developer's multiple lot discount, the owner or agent shall apply for the discount by means of a written application, form provided by the county, to the Assessor on or before **May 1** of the year for which the discount is claimed, failure to do so constitutes a waiver of the discounted value for the year.
- The developer must own ten or more unsold lots within the homogeneous area as of December 31st preceding the tax year in question (tax control date).
- The Assessor shall determine a reasonable number of years for the developer to sell the platted lots, however the estimate **shall not exceed seven years**.
- Subdivision plat must be filed with the Union County Clerk of Court, 210 W. Main St., Union.
- S.C. Tax Commission Regulation 117 – 128 defines a **subdivision** as "...a tract of land which has been divided into separate parcels or lots with suitable streets, roadways, open areas, and other appropriate facilities for development as residential, commercial, or industrial sites that have been surveyed and a plat recorded with the appropriate county official." It defines a **developer** as "...someone who owns 10 or more lots which are offered for sale in a subdivision."

INSTRUCTIONS:

1. Please answer all questions. Please indicate if the question does not apply.
2. Sign the completed application.

Return the completed application **on or before May 1st** of the current tax year to the address below.

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