

<b>Topic:</b>	Affordable Housing
<b>Resource Type:</b>	Regulations
<b>State:</b>	South Carolina
<b>Jurisdiction Type:</b>	Municipal
<b>Municipality:</b>	Town of Hilton Head
<b>Year</b> ( <i>adopted, written, etc.</i> ):	Unknown
<b>Community Type – applicable to:</b>	Urban; Suburban; Rural
<b>Title:</b>	Town of Hilton Head Fees and Permits Ordinance
<b>Document Last Updated in Database:</b>	February 24, 2016

### ***Abstract***

According to the Fees and Permits Ordinance, construction permit fees are reduced by fifty percent for any project that has qualified for affordable housing financial assistance from any government or non-profit entity. Proof of funding must be provided in the form of legal documentation. Rental residential construction fees are reduced by the percentage of affordable housing units provided.

### ***Resource***

#### **Sec. 15-5-211. Generally.**

- (a) *Other fees superseded:* The following schedules and regulations regarding fees are hereby adopted and supersede all regulations and schedules regarding fees published in the International Codes and National Electrical Code.
- (b) *Fees mandatory:* No permit shall be issued until the fees prescribed in this section shall have been paid. Nor shall an amendment to a permit be approved until the additional fee, if any, due to an increase in the estimated cost of the building or structure, shall have been paid.
- (c) *Waiver of fees:*
  - 1) Fees shall be waived for single family construction alterations to enlarge, alter, repair, remodel or add additions to existing structures when the value of said alteration is less than one thousand dollars (\$1,000.00).
  - 2) Fees of less than two hundred dollars (\$200.00) for repair or renovation of single-family structures when the work to be performed is sponsored by a 501(C)(3) organization shall be waived upon submission of a letter to the building official verifying the sponsorship of the work to be performed.
- (d) *Failure to obtain permit:*
  - 1) If any person commences work on a building or structure before obtaining the necessary permit from the applicable governing body, he shall be subject to the penalty prescribed herein.
  - 2) Where work for which a permit is required by this code is started or proceeded with prior to obtaining said permit, the fees herein specified shall be doubled.

The payment of such double fee shall not relieve any persons from fully complying with the requirements of this code in the execution of the work or from any other penalties prescribed herein.

- (e) *Records of fees collected:* The building official shall keep a permanent and accurate accounting of all permit fees and other moneys collected, the names of all persons upon whose account the same was paid, the full date, and the amount thereof.
- (f) *By whom fees to be paid:* Any and all fees shall be paid by the person to whom the permit is issued.
- (g) *Separate permit required:* A separate permit will be required for each building. Multiple buildings are not allowed to be issued on one (1) permit.
- (h) *Reduction of fees for qualified financial assistance.* Construction permit fees shall be reduced up to a maximum of fifty (50) percent for any single-or multi-family residential construction that has qualified for affordable housing financial assistance from any other governmental or legally established "not-for-profit" entity. Proof of qualification shall consist of the provision of legally tendered documents establishing the financial assistance. No reduction shall be provided for plan checking fees or for any penalties owed if work is undertaken without a permit.
- (i) *Affordable housing standards established.* Affordable housing is defined as residential units either operated as rental or available for sale to persons or families with incomes within eighty (80) percent of the area median income and defined as moderate income or within or less than fifty (50) percent of the area median income and considered very low income as defined by the United States Department of Housing and Urban Development.
- (j) *Fees established.* Construction permit fee reduction shall be calculated as follows:
  - 1) *Rental residential:* A scaling percentage based upon the percentage of units within the development which are reserved for qualifying individuals or households. The reduction schedule is:

TABLE INSET:

Percent of affordable units	Percent reduction
0--10	10
11--20	20
21--30	30
31--40	40
41--50	50
51 or greater	50

(2) *Owner occupied residential:* A reduction of fifty (50) percent of the construction permit fee.

(Ord. No. 01-07, § 1, 6-5-01; Ord. No. 04-14, § 1, 4-6-04)