

August 23, 2016
Daufuskie Island Council Resolution
regarding
The Bailey Bill on Daufuskie Island

Background

South Carolina state legislation enacted in 1992 and amended in 2004, known popularly as “The Bailey Bill” is a local real estate tax incentive for rehabilitation of historic property. It freezes the taxable assessed value of a property for up to 20 years following a minimum investment threshold, review and approval of the project, and successful completion of the project within two years.

The Daufuskie Island Council, in establishing a committee to study the effects of the Bailey Bill on Daufuskie Island Historic District, has met with members of the Beaufort County Council, Beaufort County Staff and citizens of Daufuskie in order to determine the suitability of the application of the Bailey Bill on historic property located on Daufuskie Island.

To this end, the Daufuskie Island Council has adopted the following resolution which is being forwarded to the Beaufort County Council:

Whereas, Daufuskie Island is a special planning district located in Beaufort County; and

Whereas, Daufuskie Island has a Historic District that contains many buildings listed on the National Register as contributing to the historic district, and

Whereas, these historic buildings reflect the unique history of a SC Sea Island inhabited by Gullah and white landowners who existed on the island prior to the encroachment of modern late 20th century development, and

Whereas, due to the uniqueness of the quantity and quality of these historic buildings, a thriving tourist industry has developed with visitors wanted to see and experience these historic places first hand, and

Whereas, because of the isolation of the island and difficulty in maintaining the privately owned properties, many of the historic structures listed on the National Register have been degraded and deteriorated to the point of where they might face eminent demolition, by either action or neglect, and

Whereas, many of the owners are not incentivized to invest in these historic structures due to the increase of Property taxes and the additional financial burden that could entail on their limited finance’s, and

Whereas, the loss of these historic places could have a negative impact on tourism revenue for the islands property owners.

THEREFORE, BE IT

RESOLVED, that the Daufuskie Island Council strongly recommends that the Beaufort County Council enact the Bailey Bill for the Island of Daufuskie; and be it further

RESOLVED, that the Daufuskie Island Council urges the Beaufort County Council to give approval for an abatement of property tax for buildings listed on the National Register to be fixed at pre rehabilitation level for the full 20-year period and for the amount of investment equal to 20% of the value of the property.

ADOPTED BY UNANIMOUS VOTE OF THE DAUFUSKIE ISLAND COUNCIL ON FRIDAY, August 23, 2016.

Charlie Small, Chairman

Chuck Hunter, Vice-Chairman

David Hutton, Vice-Chairman

Janet Adams

Tine Fine

Steve Hill

Len Pojednic

John Schartner

Deborah Smith