

ORDINANCE NO.: 2012-010

Amending the 1998 Code of Ordinances of the City of Columbia, South Carolina, Chapter 17, Planning, Land Development and Zoning, Article V, Historic Preservation and Architectural Review, Division 5, Special Property Tax Assessments for Rehabilitated Historic Properties, Sec. 17-699 Process (g) Decertification

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BE IT ORDAINED by the Mayor and Council this 10th day of April, 2012, that the 1998 Code of Ordinances of The City of Columbia, South Carolina, Chapter 17, Planning, Land Development and Zoning, Article V, Historic Preservation and Architectural Review, Division 5, Special Property Tax Assessments for Rehabilitated Historic Properties, Sec. 17-699, Process (g) Decertification is amended to read as follows:

Sec. 17-699. Process.

(a) *Fee required.* There is a fee of \$150.00 required for final certification for each application for review of rehabilitation work of single family and/or duplex structures and \$300.00 for all other structures. Fees are payable to the City of Columbia, and final certification will not be given without payment of this fee.

(b) *Plan required.* Owners of property seeking approval of rehabilitation work must submit a rehabilitation historic property application with supporting documentation and application fee prior to beginning work.

(c) *Preliminary certification.* Upon receipt of the completed application, the proposal shall be placed on the next available agenda of the D/DRC to determine if the project is consistent with the standards for rehabilitation in subsection 17-698(a) above. After the D/DRC makes its determination, the owner shall be notified in writing. Upon receipt of this determination the owner may:

- (1) If the application is approved, begin rehabilitation;
- (2) If the application is not approved, he may revise such application in accordance with comments provided by the D/DRC;

(d) *Substantive changes.* Once preliminary certification is granted to an application, substantive changes must be approved by the D/DRC. Unapproved substantive changes are conducted at the risk of the property owner and may disqualify the project from eligibility. Additional expenditures will not qualify the project for an extension on the special assessment.

(e) *Final certification.* Upon completion of the project, the project must receive final certification in order to be eligible for the special assessment. The secretary to the D/DRC will inspect completed projects to determine if the work is consistent with the approval granted by the D/DRC pursuant to section 17-698. Final certification will be granted when the completed work meets the Standards and verification is made that expenditures have been made in accordance with subsection 17-698(c) and (d) above. Upon receiving final certification, the property will be assessed for the remainder of the special assessment period on the fair market value of the property at the time the preliminary certification was made or the final certification was made, whichever occurred earlier.

(f) *Additional work.* For the remainder of the special assessment period after final certification, the property owner shall notify the D/DRC of any additional work, other than ordinary maintenance. The D/DRC will review the work at a regularly scheduled hearing and determine whether the overall project is consistent with the standards for rehabilitation. If the additional work is found to be inconsistent the property owner may withdraw his request and cancel or revise the proposed additional work.

(g) *Decertification.* When the property has received final certification and has been assessed as rehabilitated historic property, it remains so certified and must be granted the special assessment until the property becomes disqualified

by any one of the following:

- (1) Written notice from the owner to the D/DRC and the auditor requesting removal of the preferential assessment;
- (2) Removal of the historic designation by the Columbia City Council; or
- (3) Rescission of the approval of rehabilitation by the D/DRC because of alterations or renovation by the owner or the owner's estate which causes the property to no longer possess the qualities and features which made it eligible for final certification.

Notification of any change affecting eligibility must be given immediately to the Richland County Assessor, Auditor, and Treasurer.

(h) *Notification.* The city shall, upon final certification of a property, notify the Richland County Assessor, Auditor and Treasurer that such property has been duly certified and is eligible for the special tax assessment.

(i) *Date effective.* If an application for preliminary or final certification is filed by May 1 or the preliminary or final certification is approved by August 1, the special assessment authorized herein is effective for that year. Otherwise, it is effective beginning with the following year.

The special assessment only begins in the current or future tax years as provided for in this section. In no instance may the special assessment be applied retroactively.

(j) *Application.* Once the D/DRC has granted the special property tax assessments authorized herein, the owner of the property shall make application to the Richland County Auditor for the special assessment provided for herein.

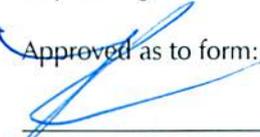
Requested by:

Preservation Office -
Planning & Development Services


MAYOR

Approved by:

City Manager

Approved as to form:

City Attorney

ATTEST:

City Clerk

Introduced: 3/27/2012
Final Reading: 4/10/2012

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