



News Release

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Charleston County raises awareness of amended state law

Extends the number of days homes can be rented per year to qualify for 4 % tax rate

[The Charleston County Assessor's Office](#) wants the public to be aware of a recently amended South Carolina law that affects the 4% Legal Residence Exemption regarding owner occupied property that is rented for part of the year. The change that is effective beginning tax year 2014 allows taxpayers to rent their properties for up to 72 days during the year and still qualify for the Legal Residence Exemption. Prior to this change, the property could only be rented for 14 days during the year if it was qualified for the exemption. Prior years are not affected because the change is not retroactive.

Some owners who did not previously qualify for the Legal Residence Exemption because they rented their property more than 14 days *may* now qualify for the exemption. Owners who believe they are in that category must file an application to receive the exemption. Owners who believe they fall into that category should apply as soon as possible as applications for the exemption soar after tax bills are mailed. The 4% Legal Residence application is available on the [Charleston County website](#).

Homeowners renting a property that is already qualified for the Legal Residence Exemption must promptly notify the Assessor's Office in writing of the rental. Notification is required even if the property is rented for less than 72 days. If the owner does not notify the Assessor and is later found in violation of the statute, back taxes and substantial penalties will apply.

Homeowners qualified for the Legal Residence Exemption who rent out their properties in 2014 must inform the Assessor's office of the rental. To do so they should submit the **4% Legal Residence Exemption – Notification of Part Year Rental** form to the Assessor's Office. The form is on the [Charleston County website](#).

Citizens with questions about the new law, the form and the information required should contact the Assessor's office at 843-958-4100 and select Option #1.

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- Visit our website: www.charlestoncounty.org



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