



Builders Exemption For Newly Constructed Residential Properties

CHEROKEE COUNTY ASSESSOR

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Summary:

The General Assembly passed legislation in 2009 to give builders or developers an exemption on property tax for newly constructed unoccupied-detached single-family homes that receive their Certificate of Occupancy (CO) after 2006. Effective July 1st, 2009, a newly constructed home that remains unoccupied will not have the improvement (home) taxed until it is occupied, or the home reaches the sixth (6th) December 31st after receiving its Certificate of Occupancy (CO). Section 12-37-220(B) of state code of law, bill-H.3018, Ratification-R88, Act-76.

1. Owner's Name and Mailing Address

Owner's Name: _____

Company Name: _____

Owner's Mailing Address: _____

Business License No.: _____

2. Applicant's Contact Information

Email: _____

Daytime Phone No.: _____

8:30 AM to 5:00 PM

3. Property Information

Physical Address: _____

Parcel Number: _____

4. Certificate of Occupancy Permit

A copy of the "certificate of Occupancy" must be submitted with the application.

5. Certification

I certify that I owned the property as of December 31st of the preceding tax year. I certify that I am the owner of the above newly constructed detached single-family home, that the home is yet to be occupied, that the home has received a certificate of occupancy, and that the information that I provided is correct. I understand that:

1. I am responsible for the property tax on the unimproved land.
2. I must notify the Tax Assessor when the home is occupied or leased regardless of whether it is sold.
3. I must reapply annually by January 31st of each subsequent year for the home to continue receiving the exemption.

6. REQUIRED SIGNATURES AFTER PRINTING APPLICATION

Builder/Developer Signature: _____

Date Signed: _____

County Assessor Signature: _____

Date Signed: _____

7. ANNUAL RECERTIFICATION required by JANUARY 31st for each year of eligibility

I certify that the home referenced on page 1 remains unoccupied and that the CO permit date has not exceeded the sixth December 31st since it was issued.

Builder/Developer Signature: _____

Date of Recertification: _____

Builder/Developer Signature: _____

Date of Recertification: _____

Builder/Developer Signature: _____

Date of Recertification: _____

Builder/ Developer Signature: _____

Date of Recertification: _____

Builder/Developer Signature: _____

Date of Recertification: _____

IT IS UNLAWFUL FOR A PERSON TO KNOWINGLY AND WILLFULLY MAKE A FALSE STATEMENT ON THIS APPLICATION. A PERSON VIOLATING THE PROVISIONS OF THIS SECTION IS GUILTY OF A MISDEMEANOR AND UPON CONVTION, MUST BE FINED NOT MORE THAN \$200.