



Bailey Bill Fact Sheet

The Bailey Bill allows cities and counties in South Carolina to provide property tax incentives for improvements to historic structures. In 2015 Camden City Council approved an ordinance to authorize these tax incentives within the City of Camden. Property owners can have the value of the structure locked in for a period of 15 years for improvements that are approved that meet historic preservation standards. Property owners must invest at least 20% of the fair market value of the structure to qualify.

Eligible Properties.

In order to be eligible to receive the Special Assessment, a property must be granted a historic designation by the City Council based upon one or more of the following reasons:

- (1) the property is at least fifty years old; and
- (2) it also qualifies under one of the following:
 - (a) The property has been designated as a historic property by the City Council;
 - (b) The property is listed on the National Register of Historic Places; or
 - (c) The property is located within an area that has been listed on the National Register of Historic Places as a historic district.

Eligible Improvements

The following work may be counted towards the 20% threshold if it is approved to meet the Secretary of the Interior's Standards for Rehabilitation, together with the Camden Design Guidelines:

- (1) Repairs and alterations to the exterior of the structure;
- (2) New construction; and
- (3) For public or commercial buildings, interior alterations for primarily public spaces.

Projects for consideration under the Bailey Bill must be approved by the Camden Historic Landmarks Commission and City Council **prior** to beginning any work. Please contact Shawn Putnam at 432-2421 or putnam@camdensc.org for more information.