

South Carolina Department of Archives & History
State Historic Preservation Office

STATE HISTORIC REHABILITATION TAX CREDIT PROGRAMS
Fee Schedule

A taxpayer claiming a state historic rehabilitation tax credit (SC Code of Laws Section 12-6-3535) must pay a preliminary fee and a final fee to the Department of Archives & History (SCDAH) for the State Historic Preservation Grant Fund. As provided in the state law, the preliminary fee is a percentage of the estimated qualified rehabilitation expenses and is due at the time of the Part 2 or S2 Application Review. The final fee is a percentage of the actual rehabilitation expenses, less any amount paid as a preliminary fee, and is due at the time of the Part 3 or S3 Application Review.*

Preliminary Fee Schedule (Part 2/S2 Review)		Final Fee Schedule (Part 3/S3 Review)	
Estimated Rehabilitation Expenses	Preliminary Fee due at P2/S2 Review	Total Rehabilitation Expenses	Final Fee due at P3/S3 Review
< \$500,000	No fee due	< \$500,000	No fee due
\$500,000 - \$1,999,999	.1% of estimated expenses	\$500,000 - \$1,999,999	.25% of actual expenses (less amount paid as preliminary fee)
\$2,000,000 - \$3,999,999	.25% of estimated expenses	\$2,000,000 - \$3,999,999	.5% of actual expenses (less amount paid as a preliminary fee)
\$4,000,000 +	.5% of estimated expenses	\$4,000,000 +	1.0% of actual expenses (less amount paid as a preliminary fee)

Example #1:

A project seeking South Carolina state historic tax credits has total estimated rehabilitation expenses of \$45,000. The final rehabilitation expenses are \$50,000.

Preliminary Fee = Estimated Rehabilitation Expenses x 0% = **NO FEE DUE**

Final Fee = Total Rehabilitation Expenses x 0% = **NO FEE DUE**

Example #2:

A project seeking South Carolina state historic tax credits has total estimated rehabilitation expenses of \$525,000. The final rehabilitation expenses are \$650,000.

Preliminary Fee = Estimated Rehabilitation Expenses x .1%
Preliminary Fee: \$525,000 x 0.001 = \$525.00
Total Fee Due at P2/S2 Review = **\$525.00**

Final Fee = Total Rehabilitation Expenses x .25%
Final Fee: \$650,000 x 0.0025 = **\$1,625.00**
Total Due at P3/S3 Review = (Final Fee) – (Paid Preliminary Fee)
Total Fee Due at P3/S3 Review: \$1,625.00 - \$525.00 = **\$1,100.00**

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Fee Schedule (continued)

Example #3:

A project seeking South Carolina state historic tax credits has total estimated rehabilitation expenses of \$2,500,000. The final rehabilitation expenses are \$2,300,000.

Preliminary Fee = Estimated Rehabilitation Expenses x .25%
Preliminary Fee: $\$2,500,000 \times 0.0025 = \$6,250.00$
Total Fee Due at P2/S2 Review = **\$6,250.00**

Final Fee = Total Rehabilitation Expenses x .5%
Final Fee: $\$2,300,000 \times 0.005 = \mathbf{\$11,500.00}$
Total Due at P3/S3 Review = (Final Fee) – (Paid Preliminary Fee)
Total Due at P3/S3: $\$11,500.00 - \$6,250.00 = \mathbf{\$5,250.00}$

Example #4:

A project seeking South Carolina state historic tax credits has total estimated rehabilitation expenses of \$4,000,000. The final rehabilitation expenses are \$4,200,000.

Preliminary Fee = Estimated Rehabilitation Expenses x .5%
Preliminary Fee: $\$4,000,000 \times 0.005 = \$20,000$
Total Fee Due at P2/S2 Review = **\$20,000.00**

Final Fee = Total Rehabilitation Expenses x 1.0%
Final Fee: $\$4,200,000 \times 0.01 = \mathbf{\$42,000.00}$
Total Due at P3/S3 Review = (Final Fee) – (Paid Preliminary Fee)
Total Due at P3/S3: $\$42,000.00 - \$20,000.00 = \mathbf{\$22,000.00}$

* [H. 3485 \(Act 172\)](#) was signed by Governor Henry McMaster on September 29, 2020. The Act amended Section 12-6-3535, Code of Laws of South Carolina, 1976, to provide that a taxpayer claiming the credit must pay a preliminary and final fee to the Department of Archives and History for the State Historic Preservation Grant Fund.