

FREQUENTLY ASKED QUESTIONS

Q: Do I have to complete both the supplemental surety and subdivision agreement and surety bond to bond my project?

A: Yes. Your approved Bonded Plat, Subdivision Agreement and Surety Bond, and Supplemental Surety must all be submitted and approved prior to bonding a development with the County. The Bonded Plat cannot be recorded with the Register of Deeds until a correctly completed Subdivision Agreement and Surety Bond and Supplemental Surety are submitted to the Development Office.

Q: Where can I find the proper language for all references to be used on my Bonded Plat?

A: Contact the Development Office at 785-8121. The proper language to be used for references on a Bonded Plat can either be mailed, emailed, faxed to you. It also will be included on the redlined copy (as a correction to be made) of your Bonded Plat if necessary.

DEVELOPMENT REVIEW and PERMIT FEES

SUBDIVISION REGULATIONS

Summary Plat submission \$53 plus \$7 per lot
 Preliminary Plat submission..... \$80 plus \$13 per lot
 Bonded Plat submission \$80 plus \$13 per lot
 Final Plat submission..... \$80 plus \$13 per lot
 Revised Plat submission..... \$64 plus \$13 per additional lot

STORMWATER MANAGEMENT & SEDIMENT CONTROL

Stormwater Design & Construction Plan Review, Permit, & Inspection Fees

Subdivision Plan Review \$623 plus \$13.50 per lot
 Sediment and Erosion Permit..... \$597
 Additional Plan Revisions \$623
 Subdivision Project Inspections..... \$1,247 plus \$13.50 per lot
 Re-inspection (all after 2nd inspection) \$239

Please note that the entire Development Review and Permit Fee Schedule is available on the Community Development web pages

IMPORTANT PHONE NUMBERS TO REMEMBER

Lexington County Administration Building
 212 South Lake Drive, Lexington SC 29072

3rd Floor

Addressing (Planning/GIS) (803) 785-1454

4th Floor

Building Inspections.....(803) 785-8130
 Floodplain Management(803) 785-8121
 Landscape Ordinance.....(803) 785-8121
 Subdivision Regulations (Plat Approval) ... (803) 785-8121
 Zoning (803) 785-8121

Lexington County Public Works/Engineering Building
 440 Ballpark Road, Lexington, SC 29072

Stormwater Management/(803) 785-8201
 Land Disturbance
 County Right-of-Way Encroachment..... (803) 785-8201

Local Municipalities

Batesburg-Leesville: (803) 532-4601
 Cayce: (803) 796-9020
 Chapin: (803) 345-2444
 Columbia: (803) 545-3000
 Gaston:..... (803) 796-7725
 Gilbert:..... (803) 892-5207
 Irmo: (803) 781-7050
 Lexington: (803) 359-4164
 Pelion: (803) 894-3535
 Pine Ridge: (803) 755-2500
 South Congaree: (803) 755-2760
 Springdale: (803) 794-0408
 Summit: (803) 892-6161
 Swansea: (803) 568-2835
 West Columbia: (803) 791-1880



**BONDED PLATS:
 UNDERSTANDING THE
 PROCESS OF
 BONDING A SUBDIVISION**

**COUNTY OF LEXINGTON
 COMMUNITY DEVELOPMENT DEPARTMENT
 212 South Lake Drive, Suite 401
 Lexington, SC 29072**

**Phone: (803) 785-8121
 Fax: (803) 785-5186**

www.lex-co.com/Departments/CommunityDevelopment/Index.html

WHAT IS A BONDED PLAT?

A subdivision development plat may be bonded as a temporary alternative to completing the entire infrastructure in a subdivision to qualify for the mandatory Final Plat approval. A developer may choose to execute a Subdivision Agreement and Surety Bond and Supplemental Surety document with Lexington County Council to guarantee completion of the roads, storm drainage, water system, and sewer system, as applicable.

The **Bonded Plat**, once approved, can be recorded with the Lexington County Register of Deeds and lots within that subdivision can then be conveyed. This also allows both zoning permits and building permits to be issued to third parties. The developer is still responsible for the completion of roads and other infrastructure and maintenance until the Final Plat (including the passing of all inspections) is approved and recorded.

TAX CONSEQUENCES

ROLLBACK TAXES

Rollback taxes are assessed when the land use classification of a parcel is changed from agriculture to non-agriculture. This land use classification must be reported and changed with the Lexington County Tax Assessor's Office. **When this occurs, Section 12-43-220 of the South Carolina Code of Laws requires the property owner to pay the difference in the property tax paid on the basis of the agricultural classification and the taxes that would have been paid had it not been for the agricultural tax rate for the previous five years.** The roll back taxes are applicable when the land is disturbed (cutting of trees, grubbing, and moving dirt).

Failure to notify the assessor within six months of a change in land use constitutes a penalty of 10% plus interest at the rate of ½% per month, which must be paid on the sum of the rollback tax. For any questions regarding rollback taxes, please contact the Lexington County Tax Assessor's Office at 785-8190.

ASSESSMENT OF SUBDIVISION LOTS

When the Bonded Plat is recorded, the entire parcel that is being developed is officially subdivided and each lot is appraised and assigned a tax map number. This means that each lot will be charged individual property taxes, not the parcel as a whole. **Each lot within the subdivided property will be issued a separate tax bill the following year.**

The aggregate property tax amount will be higher after each lot is assigned their individual tax map number. The developer or seller will be responsible for paying the property taxes at the end of the year for all of the lots that have not been sold.

MULTIPLE LOT DISCOUNT

If a developer has ten (10) or more unsold lots in a subdivision recorded with the Register of Deeds as of December 31st of the previous year, the market value of the lots may be discounted for tax purposes. In order to receive this discount, the property owner or his agent must make written application between January 1st and May 1st of the tax year in which the multiple lot discount is requested. Section 12-43-225 of the South Carolina Code of Laws does not permit the Assessor or the governing body of the County to extend this deadline. For more information regarding multiple lot discount, please contact the Lexington County Tax Assessor's Office at 785-8190.

STEPS TO ACHIEVING A BONDED PLAT

- Submit a Preliminary Plat to the Development Office of the Community Development Department for review.
- Obtain a Land Disturbance Permit from Lexington County Department of Public Works.
- Submit a Bonded Plat to the Development Office of the Community Development Department for review.
- Submit DHEC construction permits for the water and sewer systems for all lots in the subdivision.
- Submit a bond estimate of the project as calculated by a licensed engineer.
- Submit a Subdivision Agreement and Surety Bond document to be executed for all bonded projects in an amount equal to at least 150% of the estimated cost of the project.
- Submit a Supplemental Surety in the form of a letter of credit, reservation of funds, certified check, or other instrument readily convertible in to cash in an amount equal to 100% of the estimated approved cost of the project.

The bond amount reduction may be requested prior to Final Plat approval. This is accomplished by submitting a reduced bond estimate as calculated by a licensed engineer and by receiving approval from the Lexington County Department of Public Works.

After the Bonded Plat submittal, any redline corrections will be mailed to the project engineer. It is the developer's responsibility to ensure the revised plat and redline is resubmitted to the Development Office. It is also the developer's responsibility to submit the Subdivision Agreement, Surety Bond, and Supplemental Surety completed correctly in the proper format.

For more information on the exact language that must be used on the Bonded Plat, Subdivision Agreement, Surety Bond, and the Supplemental Surety, please go to the Community Development website at www.lex-co.com/departments/communitydevelopment/subdivisionregulations.html or contact the Development Office at 785-8121 or cdcustomerservice@lex-co.com.

STEPS TO BONDING A PLAT IN A MUNICIPALITY

Developers may also bond plats with municipalities. This process is different than bonding a plat with the county.

The municipality must have an engineering review agreement with the County if the municipality wants the County to maintain the roads and storm drainage systems within the project.

For municipalities with such an agreement:

- Lexington County will review the engineering plans only after a request in writing from the municipality is received.
- The county will review all plat submittals.
- Plat certifications with references to roads and storm drainage maintenance should be made to the municipality, not the county.
- The total sum of the bond agreement must be approved by county engineers and the County will advise the municipality of the approved amount of the bond agreement.
- The County must review and approve all as-builts and conduct the final inspections before Final Plat approval.

Once Bonded Plat approval is granted, the municipality will then accept and maintain the bond throughout the construction of the project until Final Plat approval.