

## **THE BEAUFORT REDEVELOPMENT INCENTIVE PROGRAM**

### **City of Beaufort, South Carolina**

The Beaufort Redevelopment Incentive Program, formerly the Beaufort 2003 Program, was established in 1998 as an incentive for downtown development, redevelopment of older commercial corridors, and to encourage new forms of residential development. Development incentives in the form of a rebate of City taxes (generally three years worth) are available for the following activities:

- Purchase and occupancy of a commercial building anywhere in the City which has been vacant for over a year. (These projects are eligible for a rebate of five years worth of City taxes.)
- New construction or substantial renovations to existing structures in the downtown area.
- Development of residential units above first floor commercial uses in the downtown area. (The reimbursement payment for these projects is doubled.)
- New construction or rehabilitation of structures for the purpose of providing housing to students enrolled full or part-time at the University of South Carolina Beaufort or the Technical College of the Lowcountry.
- Development of an accessory dwelling unit (i.e., “guest cottage” or “mother-in-law apartment”).
- New construction on vacant lots in the U.S. Highway 21/Boundary Street Corridor.
- Substantial renovations or improvement of property in the U.S. Highway 21/Boundary Street Corridor.
- Rehabilitation of vacant, abandoned structures located in the Historic District.

*For more information, call the City of Beaufort Department of Planning and Development Services at (843) 525-7011.*