



20 S. Main Street, Inman, SC 29349

www.cityofinman.org

Memorandum

To: Local Developers and Homebuilders
From: City of Inman, South Carolina
Date: August 13, 2024
Re: Imposition of Development Impact Fees

The City Council of the City of Inman (the “City Council”), the governing body of the City of Inman, South Carolina (the “City”), recently enacted an Ordinance dated August 12, 2024 (the “Impact Fee Ordinance”) which imposed development impact fees on new development within the City. The Impact Fee Ordinance is included with this memorandum.

The enactment of the Impact Fee Ordinance and the imposition of impact fees is the result of a months-long process conducted in accordance with the South Carolina Development Impact Fee Act (the “Act”), which included the City commissioning a Capital Improvements Plan and Development Impact Fee Study, consideration of the proposed Impact Fee Ordinance by the City of Inman Planning Commission, and deliberation by City Council over two ordinance readings and a public hearing. These impact fees will ensure that the City is able to fund capital needs to continue to provide high-quality police, fire, and recreation service to support future growth. As impact fees are collected, the City is required under the Act to hold the funds in special reserve accounts to ensure that the funds are spent on the intended capital needs.

Impact fees must be paid in connection with the development of all new single-family and multi-family residential units and new commercial, industrial, institutional, and office buildings within the City. Impact fees are collected at the time of application for a building permit or, if no building permit is required for the particular development, at the time that any other development approval is granted. This includes new units or buildings within residential and non-residential projects that are currently under development and for which a building permit has not yet been issued.

For ease of reference, the schedule of police, fire, and recreation impact fees is provided below. If you have any questions, please feel free to contact Joe Lanahan, City Administrator, at 864-472-6200.



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Impact Fee Schedule as of August 13, 2024

Fire Impact Fees

Development Type	Impact Fee
<i>Residential Development</i>	<i>Impact Fee per Residential Unit</i>
Single Family	\$2,700
Multifamily	\$1,462
<i>Nonresidential Development</i>	<i>Impact Fee per 1,000 Sq. Ft.</i>
Commercial	\$3,971
Industrial	\$773
Institutional	\$1,156
Office & Other Service	\$1,762

Police Impact Fees

Development Type	Impact Fee
<i>Residential Development</i>	<i>Impact Fee per Residential Unit</i>
Single Family	\$905
Multifamily	\$490
<i>Nonresidential Development</i>	<i>Impact Fee per 1,000 Sq. Ft.</i>
Commercial	\$1,331
Industrial	\$259
Institutional	\$387
Office & Other Service	\$591

Recreation Impact Fees

Development Type	Impact Fee
<i>Residential Development</i>	<i>Impact Fee per Residential Unit</i>
Single Family	\$872
Multifamily	\$472