

Lisa Sulka

*Mayor*

Larry Toomer

*Mayor Pro Tempore*

Stephen Steese

*Town Manager*



*Council Members*

Fred Hamilton

Dan Wood

Bridgette Frazier

Kimberly Gammon

*Town Clerk*

January XX 2023

Senator Tom Davis  
SC Senate  
203 Gressette Bldg.  
Columbia, SC 29201

Dear Senator Davis,

The Bluffton Town Council is asking your consideration to amend SC Code Section 6-1-70 to allow local jurisdictions to enact a Real Estate Transfer Fee ("RETF"). RETF's have proven to be an effective revenue source for preserving greenspace and controlling growth while having no noticeable negative effect on the real estate market.

The Town of Hilton Head Island ("HHI") enacted their RETF in 1990 prior to the passing of SC Code Section 6-1-70 in 1994. The fee of 0.25 of 1% of gross real estate sales resulted in HHI collecting \$87 million since 1990 allowing HHI to purchase 1,300 acres of land. The Town of HHI has documented the following benefits:

- Preservation of open space
- Provides space for passive and active recreational needs
- Protects environmentally sensitive lands
- Protects culturally and historically significant sites
- Provides space for capital improvement projects
- Strengthens demand for property values
- Reduces demand for other public facilities and services
- Reduces future traffic

which HHI used to preserve open space and help control growth and the impact it has on public resources and the environment; the Town of Bluffton and the elected members of the Bluffton Town Council would like to express support for amending SC Code Section 6-1-70 to allow local jurisdictions to enact their own Real Estate Transfer Fee.

For your awareness, the Town has provided similar letters to other members of Bluffton's State delegation. As you know, the members of the Bluffton Town Council are always grateful for your advocacy and partnership.

Sincerely,

Lisa Sulka  
Mayor, Town of Bluffton

*Theodore D. Washington Municipal Building  
20 Bridge Street P.O. Box 386 Bluffton, South Carolina 29910  
Telephone (843) 706-4500 Fax (843) 757-6720  
[www.townofbluffton.sc.gov](http://www.townofbluffton.sc.gov)*

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Representative William G. "Bill" Herbkersman  
SC House of Representatives  
308-C Blatt Building  
P.O. Box 11867  
Columbia, SC 29211

Dear Representative Herbkersman,

The Bluffton Town Council is asking your consideration to amend SC Code Section 6-1-70 to allow local jurisdictions to enact a Real Estate Transfer Fee ("RETF"). RETF's have proven to be an effective revenue source for preserving greenspace and controlling growth while having no noticeable negative effect on the real estate market.

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Representative Weston J. Newton  
SC House of Representatives  
228 Blatt Bldg.  
Columbia 29201

Dear Representative Newton,

The Bluffton Town Council is asking your consideration to amend SC Code Section 6-1-70 to allow local jurisdictions to enact a Real Estate Transfer Fee ("RETF"). RETF's have proven to be an effective revenue source for preserving greenspace and controlling growth while having no noticeable negative effect on the real estate market.

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