



Development Agreement Building Permits vs. Utilized Development Rights Summary

As Of October 31, 2025

Development Agreement				Government Entity Holdings		New Construction Statistics January 1, 2025 Through December 31, 2025			Cumulative Statistics																												
Name	Approval Date	Expiration Date (Including Extensions and 9-Year Tolling Period Per SC Act 297 (2010) & SC Act 112 (2013); Bluffton Village Development Agreement Expiring October 17, 2024 and Therefore Removed From This Summary)	Acres	Permitted Development Rights ¹	Purchased by the Beaufort County Rural and Critical Lands Program	Held by the Town of Bluffton in Development Rights Bank	Building Permits	Value of Construction	Certificate of Occupancy	Building Permits Issued	Remaining for Building Permit = (Permitted Development Rights - Building Permits Issued - Purchased by RCLP - Held by the Town of Bluffton)	Build-Out Percentages					Utilized Development Rights Developed Percentages																				
											Development Rights Percentage Built-Out = (Building Permits Issued + Purchased by BCRCLB + Held by TOB) / Permitted Development Right)	Development Agreement Percentage Built-Out	Residential All Development Agreements Percentage Built-Out	Non-Residential All Development Agreements Percentage Built-Out	TOTAL All Development Agreements Percentage Built-Out	Utilized ⁶	Remaining for Development = (Permitted Development Rights - Utilized - Purchased by RCLP)	Development Rights Percentage Utilized = (Utilized + Purchased by BCRCLB + Held by TOB) / Permitted Development Right)	Development Agreement Percentage Utilized	Residential All Development Agreements Percentage Utilized	Non-Residential All Development Agreements Percentage Utilized	TOTAL All Development Agreements Percentage Utilized															
Buckwalter	April 19, 2000	April 18, 2039	6,333	8,792 Residential DU	613 Residential DU ³	115 Residential DU	176 Residential DU	\$ 54,230,906 Residential DU	27 Residential DU	6,064 Residential DU	2,000 Residential DU	77%	37%	81%	32%	53%	5,832 Residential DU	2,232 Residential DU	75%	36%	83%	33%	55%														
				300 Hotel Units	0 Hotel Units	0 Hotel Units	0 Hotel Units	\$ - Hotel Units	0 Hotel Units	0 Hotel Units	300 Hotel Units	0%					0 Hotel Units	300 Hotel Units	0%																		
				856.641 Acres Commercial	31.18 Acres Commercial ³	1.21 Acres Commercial	261,338 SF Commercial	\$ 116,626,243 Commercial	4 Commercial	1,072,927 SF Commercial	556 Acres Commercial	32%					245 Acres Commercial	579 Acres Commercial	32%																		
Jones Estate	June 21, 2000	June 20, 2039	1,885	2,516 Residential DU	0 Residential DU	0 Residential DU	71 Residential DU	\$ 34,308,328 Residential DU	76 Residential DU	2,174 Residential DU	342 Residential DU	86%	69%	81%	32%	53%	2,369 Residential DU	147 Residential DU	94%	73%	83%	33%	55%														
				131 Acres Commercial	0 Acres Commercial	0 Acres Commercial	0 SF Commercial	\$ - Commercial	3 Commercial	325,253 SF Commercial	64 Acres Commercial	51%					67 Acres Commercial	64 Acres Commercial	51%																		
New Riverside	August 24, 2004	N/A	4,006	3,651 Residential DU ²	0 Residential DU	0 Residential DU	260 Residential DU	\$ 111,422,597 Residential DU	193 Residential DU	3,187 Residential DU	464 Residential DU ²	87%	65%	81%	32%	53%	18 Acres Commercial	172 Acres Commercial	9%	67%	83%	33%	55%														
				190 Acres Commercial	0 Acres Commercial	0 Acres Commercial	0 SF Commercial	\$ - Commercial	7 Commercial	74,900 SF Commercial	177 Acres Commercial	7%					0 Acres Business Park	0 Acres Business Park	100%																		
				200 Acres Business Park	200 Acres Business Park ³	0 Acres Business Park	0 SF Business Park	\$ - Business Park	0 Business Park	0 SF Business Park	0 Acres Business Park ⁴	100%					1,866 Residential DU ^{2,4}	2,134 Residential DU ^{2,4}	47%	31%	83%	33%	55%														
Palmetto Bluff	November 23, 1998	November 22, 2057	19,217	4,000 Residential DU ^{2,4}	0 Residential DU	0 Residential DU	93 Residential DU	\$ 123,694,062 Residential DU	157 Residential DU	1,578 Residential DU	2,422 Residential DU ^{2,4}	39%	24%	81%	32%	53%	27 Acres Commercial	153 Acres Commercial	15%	31%	83%	33%	55%														
				180 Acres Commercial	0 Acres Commercial	0 Acres Commercial	0 SF Commercial	\$ - Commercial	7 Commercial	131,740 SF Commercial	155 Acres Commercial	8%					821 Residential DU	66 Residential DU ⁵	95%																		
Schults Tract	November 23, 1998	November 22, 2057	620	1,263 Residential DU ⁵	187 Residential DU ^{3,5}	189 Residential DU	0 Residential DU	\$ - Residential DU	0 Residential DU	821 Residential DU	66 Residential DU ⁵	95%	84%	81%	32%	53%	166 Acres Commercial	67 Acres Commercial	72%	84%	83%	33%	55%														
				230 Acres Commercial	0 Acres Commercial	0 Acres Commercial	1,208 SF Commercial	\$ 162,509 Commercial	3 Commercial	955,430 SF Commercial	64 Acres Commercial	72%					449 Residential DU	9 Residential DU	98%																		
Village at Verdier	December 18, 2002	December 17, 2026	126	458 Residential DU	0 Residential DU	0 Residential DU	0 Residential DU	\$ - Residential DU	0 Residential DU	449 Residential DU	9 Residential DU	98%	39%	81%	32%	53%	54,353 SF Commercial	241,647 SF Commercial	18%	39%	83%	33%	55%														
				296,000 SF Commercial	0 SF Commercial	0 SF Commercial	0 SF Commercial	\$ - Commercial	0 Commercial	54,353 SF Commercial	241,647 SF Commercial	18%					0 SF Civic	30,000 SF Civic	0%																		
TOTALS				32,187	20,680 Residential DU	800 Residential DU	304 Residential DU	600 Residential DU	\$ 323,655,894 Residential DU	453 Residential DU	14,273 Residential DU	5,607 Residential DU	81%					14,717 Residential DU	4,859 Residential DU	83%				33%													
					300 Hotel Units	0 Hotel Units	0 Hotel Units	0 Hotel Units	\$ - Hotel Units	0 Hotel Units	300 Hotel Units	300 Hotel Units	81%					525 Acres Commercial	1,034 Acres Commercial	83%				33%													
					1,588 Acres Commercial	31.18 Acres Commercial ³	1.21 Acres Commercial	262,546 SF Commercial	\$ 116,788,752 Commercial	24 Commercial	2,614,603 SF Commercial	1,050 Acres Commercial	81%					54,353 SF Commercial	241,647 SF Commercial	83%				33%													
					200 Acres Business Park	200 Acres Business Park	0 SF Business Park	0 SF Business Park	\$ - Business Park	0 Business Park	0 SF Business Park	0 Acres Business Park	81%					30,000 SF Civic	30,000 SF Civic	83%				33%													
					296,000 SF Commercial	0 SF Commercial	0 SF Commercial	0 SF Commercial	\$ - Commercial	0 Civic	0 SF Civic	0 Civic	81%					0 SF Civic	0 SF Civic	83%				33%													
					30,000 SF Civic	0 SF Civic	0 SF Civic	0 SF Civic	\$ - Civic	0 Civic	0 SF Civic	0 Civic	81%					0 SF Civic	30,000 SF Civic	83%				33%													



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NOTES:

¹ Community amenities such as clubhouses, equestrian facilities, pro shops, etc. as well as civic, institutional, church, and assisted living facilities with a Certificate of Need do not count against residential or commercial development rights.

² New Riverside, LLC deposited 1,300 residential dwelling units on January 16, 2013, and may deposit an additional 764 residential dwelling units at its own discretion at a later date, into the Town's Development Rights Bank for future allocation outside of the critical areas of the May River Watershed Headwaters Restricted Area. Of the 1,300 residential dwelling units deposited, 1,080 may be withdrawn and transferred to the Palmetto Bluff Concept Land Use Plan which would increase Palmetto Bluff's allocated residential development rights from 2,920 to 4,000 residential dwelling units. The withdrawal and transfer to Palmetto Bluff occurred in December 2016.

³ These development rights were sold to Beaufort County as part of their Rural and Critical Lands Program. Therefore, it is most likely that these development rights will be preserved and reduce the remaining available.

⁴ The Palmetto Bluff Concept Plan provides that inns, hotels, bed & breakfasts, and associated ancillary uses such as conference centers, spas, restaurants, etc. count against residential development rights at a ratio of 1 room = 1/2 residential dwelling unit.

⁵ The Schults Tract Development Agreement initially established development rights for 1,600 residential dwelling units. The available residential development rights were reduced through 1) The extinguishment of 187 residential dwelling units as part of the transaction for Town of Bluffton and Beaufort County's co-purchase of Tract B-11; and 2) The transfer of 337 residential dwelling units to the Buckwalter Development Agreement, specifically Buckwalter Place, through a Transfer of Development Rights Permit.

⁶ Residential development rights are considered utilized upon the platting of a new single family lot or upon the issuance of a building permit for structures with multiple dwelling units such as condominiums, multi-family/apartment complexes, hotels, inns, bed & breakfasts, or dormitories. Commercial development rights are considered utilized upon the issuance of a building permit for a commercial structure.

⁷ These development rights are owned by the Town of Bluffton.