Before you call... ...

Rollback Taxes - Frequently Asked Questions

1. **What are rollback taxes?** When a property is classified as agricultural use and receives an exemption on the property taxes due, these taxes are considered deferred. When a change in use of the property occurs, such as a new building on the property, then the Assessor's Office must go back, up to a period of five (5) years, and collect those deferred taxes. This is state law and can be found in section 12-43-220(4) in the SC Code of Laws.

2. **Why did I get this bill? What causes rollback taxes to be assessed?** Any change to the property which removes the agricultural use exemption can cause a rollback tax. ***The building of a new home, the moving in of a new mobile home, or the subdividing of an agricultural tract of land for residential or commercial purposes*** could cause these taxes to be assessed.

3. **How are rollback taxes calculated?** Rollback taxes go back a maximum of 5 years from the year a change in property use has occurred. The taxes due reflect the difference between what was paid under agricultural use, and what the taxes would have been if the exemption was not applied.

4. **Will I have to pay these taxes every year?** *NO* – The rollback tax is a one-time tax, only on the acreage affected by the change of use of the land.

5. **I have already received a tax bill on my property. Is this something extra? Do I have to pay two tax bills on the same piece of land?** Yes, this is the balance of a previously deferred tax. It covers the previous years where the land was taxed under agricultural exemption, but it will only be charged once. It is not a duplicate tax, but the taxes that were deferred due to the agricultural exemption.

6. **But I didn't own the land until now. Why should I have to pay these taxes?** Unfortunately, the taxes follow the land, and not the owner per State Law.

7. **Why does York County charge these taxes?** This is a SC State Law, referenced in SC Code of Laws section 12-43-220(4). Every county in South Carolina assesses rollback taxes when a change in previously signed agricultural property occurs.