

Frequently Asked Questions

How much will my taxes increase?

The millage rate in Chapin is 11.505, so for example, an owner-occupied home assessed at \$200,000, would have an increase on property taxes of \$92.04 (which is tax deductible on State and Federal returns). On a vehicle valued at \$20,000, your tax increase would be \$13.81.

Combined with the savings on sewer with an in-town rate of \$156, this homeowner would end up saving approximately \$50.15 a year.

How many tax bills will I receive?

You will still receive only one tax bill from Lexington County, and your statement will include your Chapin real property tax assessments.

Why can't Chapin just watch their spending instead of increasing taxes?

Annexation does expand Chapin's tax base, but it also increases the cost of providing town services. By annexing new property owners into the Town limits, the financial burden of paying for community needs is spread more equitably among those who benefit from town services.

Don't I already pay town taxes when I shop in Chapin?

The Chapin business owners appreciate your patronage, but sales taxes collected go to the state (6%) and Lexington County (1%). The Town of Chapin does not collect a local sales tax.

The benefits of reduced fees for utilities and solid waste collection can offset the small increase in municipal property taxes.

Annexation Benefits Example

	Savings (Cost) Annual
Sewer Usage Savings	\$156.00
Trash Collection Savings	\$58.20
Tax Increase (\$200,000 Home)	(\$92.04)
Tax Increase (\$20,000 Vehicle)	(\$13.81)
Net Total Savings	\$108.35

Total Annual Savings

\$108.35

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Benefits of Annexation

Town of Chapin, South Carolina

Growing Together as One Community



What is Annexation?

Annexation is simply defined as the adding or joining of an area to a larger area. In the case of municipal annexation, this is the process of joining land that borders on Town limits to increase the Town's footprint. The South Carolina General Assembly provides cities and towns with the authority to annex contiguous properties by petition as described in the SC Code of Laws.

Why is Annexation Important?

Expanding Chapin's borders is critical to the long-term health of our Town, and annexation provides increased access to town services like police and zoning protection as well as a more equitable sharing of costs for services and infrastructure as the Town continues to grow.

It also provides residents with a greater voice in town operations by allowing them to vote in Chapin elections, run for elected office and serve on Town commissions and boards.

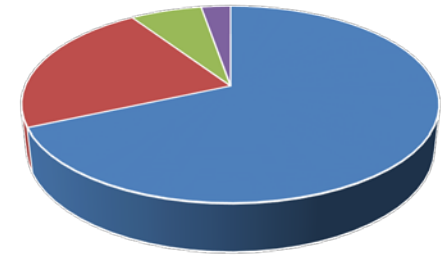
Benefits of Annexation

There are a variety of benefits for property owners that annex into Town.

- In-town sewer customers will save 44% or \$156 a year in reduced sewer fees.
- Residents will have increased police protection with dedicated law enforcement personnel responding to in-town calls for assistance within 3-5 minutes.
- The Chapin Police Department also offers a number of Community Oriented Policing partnerships like Neighborhood Watches, crime prevention information, fingerprinting and child safety seat screenings.
- In-town residents can pay less for weekly curbside collection of trash and recyclables (\$11.10/month) compared to county residents (\$15.95/month).
- Residents benefit from land planning and zoning requirements that foster sustainable growth instead of urban sprawl, address dilapidated properties and support code enforcement to preserve downtown and neighborhood appearance.
- As a Town resident, your municipal taxes are tax deductible on your state and federal returns.
- You get to vote in Mayor and Council elections as well as special referendums in Town elections.

**This is your opportunity
to be part of Chapin!**

Typical Tax Breakdown



■ School ■ County ■ Agency ■ Municipal

How can I annex into Chapin?

There are three ways to annex into the Town of Chapin:

1. An individual property owner may petition the Town to annex a particular property that is contiguous (touches) the Town's limit line. This is the most common form of annexation in Chapin.
2. Where there are multiple property owners of a larger area wishing to annex into the Town, like a subdivision, a petition consisting of 75% of the individual property owners having title to 75% of the assessed value of the entire property area designated for annexation.
3. In larger areas, annexation of 25% of the qualified electors in area wishing to be annexed can petition Town Council to call for an election within the proposed area to be annexed.
4. When you sign up for Chapin water and sewer service and are outside of Town limits, your sewer agreement requires that your property is annexed when it becomes contiguous with Town limits.

To receive a copy of the Annexation Petition, please visit the Town's website – www.chapinnc.com.