

About the Renewal Community

The City of Charleston is committed to revitalizing its retail and commercial districts throughout the upper and lower peninsula. By placing your business within one of eighteen (18) Renewal Community census tracts, you are eligible to receive numerous tax credits and revitalization deductions while helping Charleston's communities rebuild.

Some of the credits and deductions a business can receive are:

- Accelerated Depreciation on Renewal Community Assets
- Increased Section 179 Deduction on Qualified Equipment
- Zero Capital Gains Rate on Renewal Community Assets
- Work Opportunity Tax Credit
- Welfare to Work Tax Credits
- Renewal Community Employment Tax Credit



City of Charleston
Department of Housing and Community
Development
145 King Street, Suite 400
Charleston, SC 29401

Renewal Community Tax Incentives



**City of Charleston
Department of Housing
and
Community Development**

**Anthony Moore, Sr.
843. 720.3836**

Qualified Projects

- Must be located in the RC
- Must be a commercial, non-residential project
- Must be a new construction or substantial rehabilitation project

Qualified Expenditures

- Maximum \$10 million per project
- If rehab, building acquisition costs allowed only to extent of 30% of costs
- Must be capital expenditures subject to depreciation

Amount of Accelerated Deduction

- 1/2 of qualified Revitalization Expenditures in year building placed in service OR 100% of expenditures ratably over 10 year period
- Standard commercial building depreciation over 39 years



Does My Business Qualify?

In order for your trade or business to qualify as **Qualified Renewal Community Business**, it must meet the following guidelines:

- At least 50% of business income is derived from the active conduct of a trade or business within the RC
- A substantial portion of the use of the tangible property (owned or leased) of the business is within the RC
- A substantial portion of the intangible property of the business is used in the active conduct of a business in RC
- A substantial portion of services performed for the business by its employees is performed in the RC
- At least 35% of the employees are residents of the RC
- Less than 5% of the average of aggregate adjusted bases of the property of the business is attributable to collectibles (art, wine, antiques) other than collectibles held primarily for the sale to customers in the ordinary course of business
- Less than 5% of the average of the aggregate adjusted bases of the property of the business is attributable to "nonqualified financial property" other than reasonable amounts of working capital held in cash, cash equivalents or debt instruments with a term of no more than 18 months

Some of our Renewal Community Business Partners

Tiger Lily Florist

East Bay @ Chapel LLC

Patrick Properties, LLC

Hampton Green , LLC

100 Calhoun Street, LLC

Dolphin Cove Marina

163 Rutledge, LLC

PLC Investments, LLC

Lead Dog, LLC

M. Victoria Tatum / Rosol & Tatum

Piggly Wiggly

Amelia T. Handegan

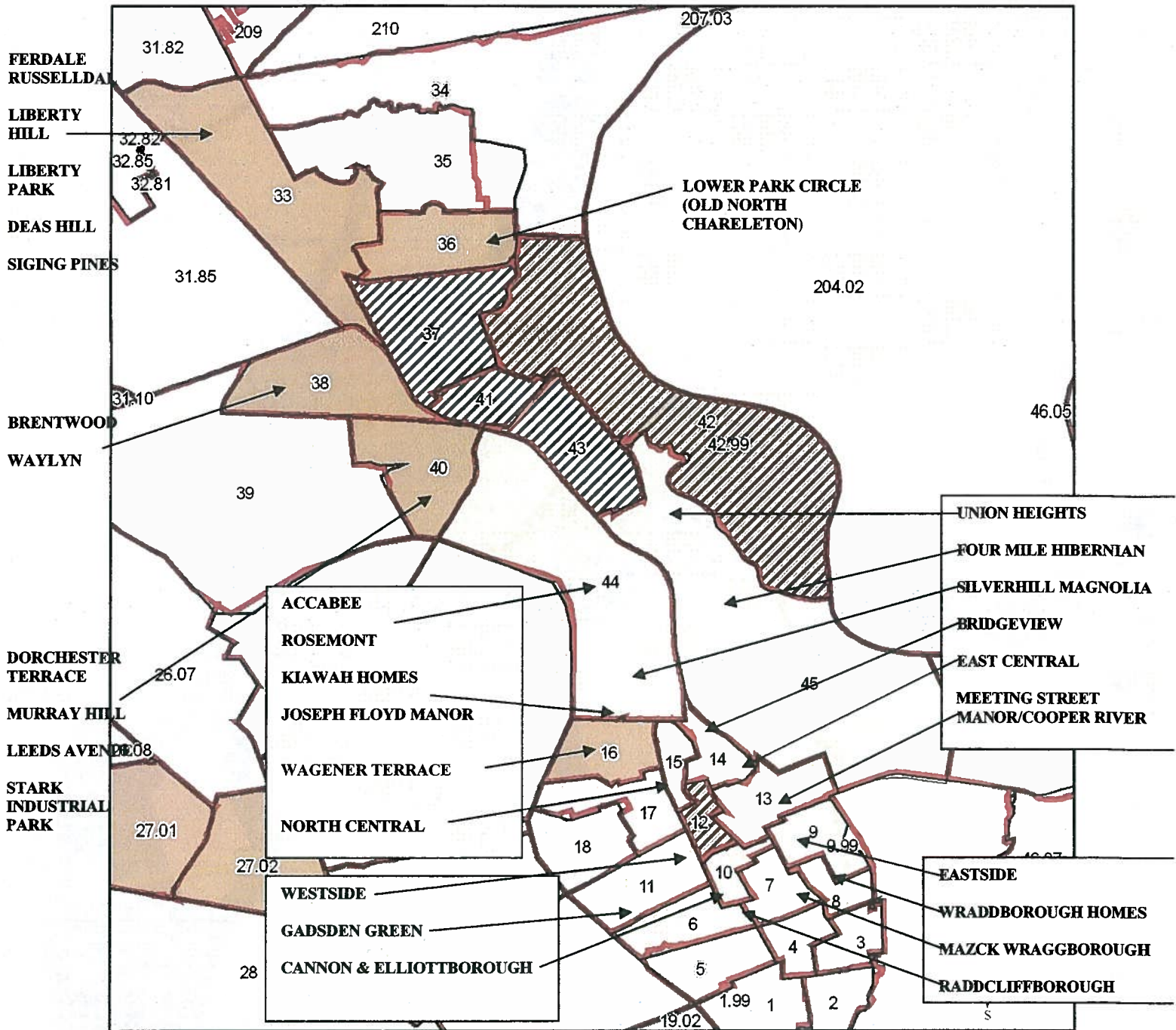
Patrick Veterinary Clinic

Charleston Riverview Hotel

KNIT

Become A Partner Today!

Charleston RC Boundary Expansion Request



Legend

- 1990 Tract boundaries
- 2000 Tract boundaries
- Charleston RC
- Proposed Tracts
- Eligible Tracts

Please Note:
**'Eligible Tracts' meet the
initial eligibility criteria for poverty.**