

**TOWN OF HILTON HEAD ISLAND**  
**REAL ESTATE TRANSFER FEE**

**DEFINED:** Section 4, Chapter 5 of the Town of Hilton Head Code of Ordinances specifies that "For a period of twenty-four (24) years, ending on December 31, 2024, a real estate transfer fee shall be paid by the purchaser, or any other person by his direction, pursuant to the recording in Beaufort County of any deed, instrument or writing whereby any land, tenement, or other realty located within the corporate limits of the Town of Hilton Head Island is sold, granted, assigned, conveyed to, vested in, or otherwise transferred when the consideration or value of the interest or property conveyed, exclusive of the value of any lien or encumbrance remaining thereon at the time of sale, exceeds one hundred dollars (\$100.00). (Town of Hilton Head Island includes all Tax Districts in the R500 range, except R501)". "There is hereby imposed a fee equal to one quarter of one (.0025) percent of the purchase price upon the transfer of any real property interest in any real property situated in the Town of Hilton Head Island.". "The fee shall be the liability of the purchaser of such real property interest, and any agreement between the purchaser and the seller or any other person with reference to the allocation of the responsibility for bearing said fee shall not affect such liability of the purchaser. The fee shall be paid at the time the deed, instrument, or writing is recorded to the Beaufort County Office of Register of Mesne Conveyances, which shall collect and disburse such monies pursuant to written agreement with the town."

**EXCEPTIONS:** (See Sect. 4-5-80 of the Ordinance). Filers must specify the appropriate Transfer Fee Exception CODE, as cited below, utilizing the County's "Affidavit of True Consideration" - a copy of which is provided under that title in this "Examples" section of the ROD web site. That Affidavit, properly executed, must accompany the Filing in order to qualify the Exception.

<b><u>CODE</u></b>	<b><u>DESCRIPTION</u></b>
1.	<b>\$100 or Less Value or Consideration</b> paid in money or monies worth, exclusive of any Lien or encumbrance remaining at the time of sale;
2.	<b>Pursuant to Court Order</b> – Attach copy of Order
3.	<b>For Government (Grantee) or other Public Purpose</b> – Only out of Individual or entity, INTO the US, State of SC, or a political subdivision or department.
4.	<b>Corrective Instrument</b> – must be titled as such. E.g. "Corrective Deed"
5.	<b>Gifts w/o Consideration</b>
6.	<b>Trustee Transfers</b> – e.g. to a Trustee of a Trust in exchange for a beneficial interest received by the Seller in such Trust; <u>and</u> distributions by the Trustees of a Trust to the beneficiaries of such Trust.
7.	<b>By Operation of Law</b> – w/o consideration, including xfers due to death or bankruptcy of the owner/grantor.
8.	<b>Charitable/Religious</b> – e.g. from individual or entity INTO an eleemosynary organization as defined under Sect. 33-55-20 of SC Code of laws.
9.	<b>Mortgage in Foreclosure</b> – e.g. xfer <u>to the Mortgagee</u> in foreclosure.
10.	<b>Transfers otherwise exempted under the Constitution or Laws of the U.S. or State of SC.</b>