

Dorchester County To Vote on New Impact Fee

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Dorchester County may be hitting the brakes on bumper to bumper traffic, but it could actually end up costing you.

Monday night, Dorchester County Council is considering creating a fee that builders would have to cough up. It would be for new roads to help improve traffic conditions.

Soon, buying a new home in Dorchester County could cost homebuyers more.

“I think the biggest thing at this point is the impact its going to have on consumers,” Sabal Homes partner, Jason Simpson said.

Dorchester County leaders call it a transportation impact fee where builders would pay for new roads based on the traffic their development has to the area, from hotels, to retail stores and houses. Simpson says most builders won't swallow it but it will probably trickle down that fee to the homebuyer.

“People used to be putting eight to ten percent of the purchase price in options in the houses, now the numbers more like four percent so people are really becoming more conservative with how they are using their money,” Simpson said. “If whatever of that is gone, then that's going to have an impact on the number of sales and whether or not they can even get the house to begin with.”

Dorchester County councilman Jamie Feltner says with home prices in Dorchester County already lower than surrounding counties like Charleston, the county's housing market won't suffer.

“It levels out. It helps level it out and provides us with revenue we don't have,” Feltner said.

The amount of the fee ranges based on the size and type of building.

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