



RESIDENTIAL ANNEXATION INTO THE TOWN OF SUMMERVILLE

WHAT IS ANNEXATION?

Annexation is the process that expands a municipality's boundaries. Annexation into the Town of Summerville typically occurs when residents agree to join the Town for improved services and accessible government. South Carolina law provides for the annexation of land parcels or areas contiguous to (touching) the Town's existing limits.



Residents often have questions about annexation. While annexation does affect some services, such as garbage collection, many others, such as the school your child attends, are not affected. In addition, annexation does not affect the ownership of your property.

HOW DO I ANNEX?

Requesting annexation of your residential property into the Town of Summerville is a simple, straightforward process.

- Step 1: As the property owner, you complete and submit an annexation application and supporting documentation through our online portal at <https://www.citizenserve.com/summerville>. You will be required to create an account to use the portal.
- Step 2: Town staff prepares an analysis and presents the application to the Town's Planning Commission. The Commission makes a recommendation for approval and assigns a Town zoning classification. This classification typically corresponds to the zoning classification of the property at the time the application was submitted.
- Step 3: Town staff presents the Planning Commission recommendation to Summerville Town Council in the form of an ordinance. Council must give the ordinance two readings (approval votes) at two separate meetings in order to approve the annexation.
- Step 4: Once Council has approved the annexation, the property is officially in Summerville town limits and Town services begin.

WHO CAN ANNEX?

Annexation eligibility is determined by the location of the property to be annexed and the overall goals of the Town. To be eligible for annexation, the property must be (1) contiguous to (touching) the Town's existing limits, and (2) approved by Summerville Town Council.

IS IT POSSIBLE FOR MY ENTIRE NEIGHBORHOOD TO ANNEX?

Yes. If multiple property owners within a neighborhood are interested in annexing into the Town of Summerville, state law provides several methods for requesting annexation.



- Method 1: A petition requesting annexation signed by 100% of the neighborhood property owners.
- Method 2: A petition requesting annexation signed by 75% of the neighborhood's property owners; the owners signing the petition must have title to at least 75% of the total assessed value of the property in the neighborhood.
- Method 3: A petition requesting annexation signed by 25% of the qualified electors in the neighborhood/area; the request will require an election to approve annexation.

WHAT ARE THE BENEFITS OF ANNEXATION?

Local Government Representation and Access

Annexation brings you local government representation, with a Mayor and Town Council that understand neighborhood issues and concerns, and welcome your inquiries and comments at public meetings and workshops. Town Hall is open regular business hours Monday through Friday, with easy access to professional staff.

Additionally, Town residents are eligible to run for elected office and serve on advisory boards and citizen committees.



Curbside Waste and Debris Pickup

The Town of Summerville provides its residents with regular curbside service for household garbage, recycling, and yard debris, as well as pickup of household debris on an on-call basis. The Town provides these services for a nominal flat annual fee that typically is significantly lower than private contract charges.

Lower Sewer and Water Rates

In-town residents served by the Summerville Commission of Public Works pay lower sewer and water rates than those in unincorporated areas—on average, as much as 25-30% less.

Reduced Event Venue Fees

The Town of Summerville provides reduced rental rates to its residents for use of event venues and wedding gazebos for private events.

Street Lighting Maintenance

The Town of Summerville maintains streetlights within in-town neighborhoods and provides cost-sharing options to homeowners' associations interested in upgrading light fixtures and poles.

Quality Public Safety and Low Insurance Rates

The Town of Summerville employs a full-time fire department. Most fire protection within the unincorporated areas is provided by volunteer fire departments that are unable to provide the same level of service. The Insurance Services Office (ISO) is the regulatory agency that sets fire insurance rates for communities. The Town's fire department has a strong ISO rating of 1, which may translate into more favorable insurance rates for its residents.

Property Taxes and Fees

Annexation will trigger some changes to your property taxes and service bills. Overall differences will vary depending on property location, improvements, and the assessed value assigned by the county appraiser. Property taxes allow the Town to provide public safety, parks and recreation, and other services residents value. You may expect some offset in costs through elimination of county, special purpose, and/or private service fees, as well as lower in-town rates.

FOR ADDITIONAL INFORMATION

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