



Real Estate Sales & Rentals

Kiawah Island • Seabrook Island • Johns Island

4343 Betsy Kerrison Pkwy, Johns Island, SC 29455

SALES 843.768.3635 / RENTALS 843.768.0273

pamharringtonexclusives.com

GENERAL INFORMATION FOR KIAWAH ISLAND PROPERTY OWNERS 2021 FEES AND ASSESSMENTS

I. KIAWAH ISLAND COMMUNITY ASSOCIATION ASSESSMENT

This assessment is applied to the upkeep of all the roads, the bridge, security guards, pool and beach maintenance. Annual fees:

	General Assessment East & West Beach	V-Gate Assessment Vanderhorst Plantation
Homesites	\$1,219	\$1,269
Homes	\$2,436	\$2,536
Villas, Condos & Cottages	\$2,436	
Ocean Park & The Preserve	\$3,838 (Homes)	\$1920 (Land)

*The Sandcastle is open to community members and their registered guests. The Sandcastle is host to many community events, meetings and programs in the oceanview clubhouse rooms, on the veranda and around the pool deck.

Administrative Fee - \$150.00 per joint owner over two per property. This fee covers the increased cost of decals issued, KICA mailings & other administrative costs associated with multiple owners.

Kiawah Island Community Association (KICA)
23 Beachwalker Drive
Beachwalker Center, Kiawah Island, 29455
Tel: 843-768-9194

II. TAXES

Located in Charleston County, Kiawah Island primary residences are assessed at 4% and secondary residences and lots are assessed at 6% of appraised value. Upon derivation of the appropriate percentage of the appraised value, multiply by the current millage rate (.2316) to calculate annual real estate taxes. (Example: \$200,000 appraised value x .06 x .2316 = tax assessment).

III. APPLICABLE ADDITIONAL FEES

- A. The community Association of Kiawah Island will charge a Contribution to Reserve Fee equal to the Annual Assessment Fee or .50% (.0050) of purchase price, whichever is higher.
- B. For new lot sales, the Recreation Center Initiation Fee will be \$961. When a building permit is issued, the lot status changes from unimproved to improved and the balance of the initiation fee will be due.
- C. For new lot sales in *The Preserve*, the fence assessment remains \$110. The Preserve Assessment of \$1302 for improved property, \$651 for unimproved property covers the repairs and maintenance to the common area fencing and landscaping.
- D. The Property Sale Administration Fee of \$100 will be collected at closing on each property transfer to cover the administration costs associated with ownership changes.
- E. Regime Fees: Each of the various villa and cottage groupings are organized into individual property owners associations known in South Carolina as Regimes. Every regime provides various maintenance and other services for the owners for a fee per unit. The fees, most of which are paid either monthly or quarterly, are determined by the level of maintenance required by the covenants and by the owners within each regime. Many of the villa regimes have an annual insurance assessment which is determined by the annual cost of the hazard and flood insurance for the structures. Cottage owners must obtain their own hazard and flood insurance.

IV. BUILDING INCENTIVE FEE

Fee charged to HOMESITES ONLY until construction is complete is \$161 annually. Kiawah Island Architectural Review Board charges a plan review fee based on square footage. Please ask for additional information.

V. WATER/SEWAGE - Monthly

Water	2021 Base Charge \$36.65 per month Usage 0-11,000 gallons per month = \$4.72 per 1000 gallons 11,000-50,000 gallons per month = \$5.26 per 1000 gallons Over 50,000 gallons per month = \$5.60 per 1000 gallons
Sewer	2021 Base Charge \$28.00 per month Consumption Based on Water Usage Up to 11,000 gallons per month = \$.74 per 1000 gallons

Kiawah Utilities

31 Sora Rail Road, Johns Island, SC
(843) 768-0641
www.KiawahIslandUtility.com

VI. TRASH COLLECTION

Four different kinds of solid waste collected:

1. Kitchen garbage
2. Yard debris
3. Recyclables
4. Brown trash
(*Quarterly– small appliances, bicycles, computers, etc.*)

- ❖ Curbside service includes curbside trash collection, recycling, and yard debris is at No Charge
- ❖ Trash collection at property storage site by vendor weekly with curbside on designated day with curbside recycling and yard debris is \$210/year
- ❖ Trash and Recycling Collection at property storage site by vendor weekly on designated day. Additional trash collection only on Friday from May 1 through Labor Day and yard debris picked up at curbside on designated day is \$260(resident)/\$385(renter) per year
- ❖ Home Owners Association Properties – Trash and recycling collection at property storage site by vendor weekly on designated day. Additional trash collection only on Friday from May 1 through Labor Day is \$260(resident)/\$385(renter) per year
- ❖ 2021 Trash collection is either Monday or Tuesday; Recycling collection is Wednesday; Yard Debris is Thursday

If you have any questions, please call the Town of Kiawah (843) 768-9166
www.KiawahIsland.org

VII. TELEPHONE

AT&T provides service for the Island. The basic residential, touchtone service is approximately \$40.00 per month. Customer Service (888) 757-6500

VIII. ELECTRICITY

Berkeley Electric Co-Op, a rural electric cooperative, serves the island. All utilities on the Island are underground. There is an initial one-time \$5.00 membership fee, along with a \$20.00 connect fee. Initial deposit is based on twice the average bill history for the location. Deposit may be waived with an acceptable credit report check. Basic service charge \$20.00/month if no kilowatts used.

Regular Residential Rate 10/11: Our Service Availability Charge covers the fixed cost to provide service to our members at \$.99 per day, which allows us to have a lower price per kWh delivered to our member/owners. The rate is priced for winter and summer season rate, as our wholesale cost of power is higher in the summer time. All kWh purchased, during a season, are at the same price. Multi-phase has a higher minimum charge.

Time of Day Residential rate: Rate 80/81: Our Service Availability Charge is \$0.99 for this optional rate. The off-peak cost per kWh is approximately one fourth the price of on peak power, which helps lower bills for member shifting energy usage to off peak hours. If you can control the time of your kWh use during the day, this could lower your annual cost of power.

- On-Peak Hours: Summer Months (April – October) 3:00 PM to 7:00 PM.
- Winter Months (November – April) 6:00 AM to 9:00 AM
- OFF PEAK HOURS: Summer Months (April - October): 7:00 PM to 3:00 PM Winter Months (November - March): 9:00 AM to 6:00 AM. kWh for the off-peak rate, are about 45% lower than Regular Residential rate.

Berkeley Electric Co-Op, Maybank Highway, Johns Island, SC 29455
(843) 559-2458 www.becSC.com

IX. PROPANE GAS

Berkeley Propane: (843)761-8200

M & M Propane: (843) 559-9113

Amerigas: (843) 559-9114

X. CABLE TV/HIGH SPEED INTERNET

Cable TV and High Speed Internet services are offered on Kiawah. Prices for installation and package deals vary according to services requested.

Comcast Cable	(800) 934-3489	TV + Internet Services
AT&T U-verse	(800) 288-2020	TV + Internet Services
Direct TV	(800) 480-0872	TV + Internet Services
Dish Network	(800) 823-4929	TV

XI. TERMITE BONDS FOR HOMES

In the Lowcountry environment, subterranean and formosa termites which are highly destructive wood pests and can cause major structural damage to domestic/commercial buildings are extremely prevalent. We recommend that owners discuss termite treatments and bonds with a licensed pest control company. If needed, please ask and we can supply you with several company names and numbers that have experience with properties at Kiawah Island.