Seabrook Island Property Owners Association
Policy Regarding Lot Subdivision and Combination
Effective October 18, 2021

Purpose: To clarify the policy for lot combinations and/or subdivision.

SIPOA Covenants §16 defines SIPOA's role in property subdivision or boundary line changes. SIPOA has "the right to approve or disapprove the replatting of any two or more existing Properties shown on the plat of any portion of the SID or the dividing of any existing Property for the purpose of adding to the Properties on either side, in order to create a modified building Lot or Lots."

The Covenants further state: "Assessments, regular and special, imposed on combined or modified Lots shall be determined as follows: If any case in which two or more Lots are acquired by a single Property Owner, individual assessments will be paid for each Lot until the Lots are replatted as one, and approved by the Town of Seabrook Island, improvements completed, and a Certificate of Occupancy issued by the County or other authorized authority. When these requirements are fulfilled, the combined Properties will be subject to assessments, in accordance with the Bylaws, as a single improved Lot."

Each property owner requesting Board authorization to abandon existing property lines to either combine a one lot with another, or to split a vacant Lot and attach a portion of the Lot to the properties on either side, shall pay a one time fee of $5,000.

The Covenants provide that if the "Property Owner applies for and receives authority to reconstitute the additional property as a separate Lot or Lots, it not having been built upon or had its original setback lines encroached upon, the Property Owner will be assessed for the reconstituted unimproved Lot beginning with the date of the first assessment which was imposed on the combined Lots."

In the case of separation of the combined Lot or Lots, the $5,000 fee paid to combine the Lots will be deducted from any back assessments owed to SIPOA for the time the Lots were assessed as a single Lot.