Airport Overlay Disclosure Form

The property at _____ (address/location) is located in proximity to the Marine Corps Air Station Beaufort. Beaufort County has determined that persons on the premises will be exposed to accident potentials and/or significant noise levels as a result of the airport operations. The County has established certain noise zones and accident potential zones (APZs) within its Community Development Code (CDC).

The above property is located in Noise Zone: _____, DNL (Day-Night Average Sound Level): _____ and in Accident Potential Zone _____.

The County has placed certain restrictions on the development and use of property within these areas. Before purchasing the above property, you should consult the Director to determine the restrictions that have been placed on the subject property.

CERTIFICATION

As the owner of the subject property, I hereby certify that I have informed _____, as a prospective purchaser, that the subject property is located within the MCAS Airport Overlay District.

Dated this _____ day of _____, _____.

Witness_____ Owner_____

As a prospective purchaser of the subject property, I hereby certify that I have been informed that the subject property is in an MCAS Airport Overlay District, and I have consulted the Director to determine the restrictions which have been placed on the subject property.

Dated this _____ day of _____, _____.

Witness_____ Purchaser_____

ALL PROSPECTIVE RENTERS SIGNING A COMMERCIAL OR RESIDENTIAL LEASE SHALL BE NOTIFIED BY THE PROPERTY OWNER THROUGH A WRITTEN PROVISION CONTAINED IN THE LEASE AGREEMENT IF THE LEASED PROPERTY IS LOCATED WITHIN THE MCAS-AO ZONE.

All subdivision plats, planned unit development plats, townhouse plats and /or condominium documents shall contain the following disclosure statement:

Airport Overlay Disclosure Statement

This property lies within an Airport Overlay District, which applies to property in proximity to the Marine Corps Air Station Beaufort. Beaufort County has determined that persons on the premises will be exposed to accident potentials and/or significant noise levels as a result of the airport operations. Purchasers are required to sign a Disclosure Form per Division 3.4.30 of the Beaufort County Community Development Code and file the form with the deed and/or plat at the Beaufort County Register of Deeds Office. All or a portion of this property lies within:

Accident Potential Zone: _____

Noise Zone: _____ DNL (Day-Night Average Sound Level): _____

COUNTY COUNCIL OF BEAUFORT COUNTY
Beaufort County Community Development
Multi Government Center • 100 Ribaut Road
Post Office Drawer 1228, Beaufort, SC 29901-1228
OFFICE (843) 255-2170
FAX (843) 255-9446

NEW HOME CONSTRUCTION DISCLOSURE STATEMENT

In the case of new construction, a signed Airport Overlay Disclosure Statement shall accompany the building permit application.

Airport Overlay Disclosure Statement

This property lies within an Airport Overlay District, which applies to property in proximity to the Marine Corps Air Station Beaufort. Beaufort County has determined that persons on the premises will be exposed to accident potentials and/or significant noise levels as a result of the airport operations. Purchasers are required to sign a Disclosure Form per Division 3.4.30 of the Beaufort County Community Development Code and file the form with the deed and/or plat at the Beaufort County Register of Deeds Office. All or a portion of this property lies within:

Accident Potential Zone: _____

Noise Zone: _____ DNL (Day-Night Average Sound Level): _____

Additional Construction Standards

DNL 65 – 70:	25 dB reduction required.
DNL 70 – 75:	30 dB reduction required.
DNL 75 and above:	35 dB reduction required.

Dated this _____day of _____, 2018__.

Owner: _____

Witness: _____

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NEW HOME CONSTRUCTION DISCLOSURE STATEMENT

In the case of new construction, a signed Airport Overlay Disclosure Statement shall accompany the building permit application.

Airport Overlay Disclosure Statement

This property lies within an Airport Overlay District, which applies to property in proximity to the Marine Corps Air Station Beaufort. Beaufort County has determined that persons on the premises will be exposed to accident potentials and/or significant noise levels as a result of the airport operations. Purchasers are required to sign a Disclosure Form per Division 3.4.30 of the Beaufort County Community Development Code and file the form with the deed and/or plat at the Beaufort County Register of Deeds Office. All or a portion of this property lies within:

Accident Potential Zone: _____

Noise Zone: _____ DNL (Day-Night Average Sound Level): _____

Additional Construction Standards

DNL 65 – 70:	25 dB reduction required.
DNL 70 – 75:	30 dB reduction required.
DNL 75 and above:	35 dB reduction required.

Dated this _____day of _____, 2018__.

Owner: _____

Witness: _____

Airport Overlay Disclosure Form

(For properties within the Approach Zone or Transitional Zone of the Beaufort County Airport Overlay District)

The property at _____ (address/location) is located within the _____ Zone of the Airport Overlay District for the Beaufort County Airport (73J). Beaufort County has determined that persons on the premises will be exposed to noise and accident potentials from aircraft over flight as a result of airport operations.

The County has placed certain height restrictions on the property for both manmade and natural obstructions based on its location within this airport height zone. Before purchasing the above property, you should consult the Beaufort County Zoning and Development Administrator to determine the restrictions that have been placed on the subject property.

CERTIFICATION

As the owner of the subject property, I hereby certify that I have informed _____, as a prospective purchaser, that the subject property is located in the _____ Zone of the Beaufort County Airport Overlay District.

Dated this _____ day of _____, _____.

Witness_____ Owner_____

As a prospective purchaser of the subject property, I hereby certify that I have been informed that the subject property is in the _____ Zone of the Beaufort County Airport Overlay District, and I have consulted the Beaufort County Zoning and Development Administrator to determine the restrictions which have been placed on the subject property.

Dated this _____ day of _____, _____.

Witness_____ Purchaser_____

AT ALL REAL ESTATE CLOSING INVOLVING A PROPERTY IN THE APPROACH ZONE OF TRANSITIONAL ZONE, THE BUYER, SELLER AND WITNESSES SHALL SIGN THE ABOVE FORM, WHICH SHALL BE FILED WITH THE DEED AND/OR PLAT AT THE BEAUFORT COUNTY REGISTER OF DEEDS OFFICE.

ALL PROSPECTIVE RENTERS SIGNING A COMMERCIAL OR RESIDENTIAL LEASE SHALL BE NOTIFIED BY THE PROPERTY OWNER THROUGH A WRITTEN PROVISION CONTAINED IN THE LEASE AGREEMENT IF THE LEASED PROPERTY IS LOCATED WITHIN THE AIRPORT OVERLAY DISTRICT.

All subdivision plats, planned unit development plats, townhouse plats and/or condominium documents shall contain the following disclosure statement:

Airport Overlay Disclosure Statement

This property lies within an Airport Overlay District for Beaufort County Airport. There are structure height restrictions imposed on this property based on its location within an airport height zone. Purchasers should contact the Beaufort County Community Development Department for information regarding these restrictions.

All or portions of this property lies within:

Airport Height Zone: _____