

## Getting the Most from The City of Columbia

If you are close to the City boundary and in an urban (or urbanizing) area, annexation may help you receive high quality urban services in the most affordable way possible.

### Cost Effective + City Services

Many save money when they annex - and our goal is to provide YOU and your tenants with high quality municipal services, efficiently, effectively, and responsively.

## What is Annexation?

Annexation is how the City of Columbia, or any city or town, extends and increases its corporate limits. Individual property owners or communities may petition for annexation if they are contiguous, or adjacent to, the boundaries of the City of Columbia.

## How do I Annex?

To request annexation, you simply need to contact the Annexation Coordinator at [annexation@columbiasc.gov](mailto:annexation@columbiasc.gov) or (803) 545-3217, who can help you determine if you are eligible for annexation and will work with you to generate a petition for you to sign. If you have neighbors also interested in annexation, ask about a group petition.



## FOR MORE INFORMATION

If you have any questions or comments, we encourage you to contact us for specific information

[WWW.COLUMBIASC.GOV/ANNEXATION](http://WWW.COLUMBIASC.GOV/ANNEXATION)

803.545.3217

[ANNEXATION@COLUMBIASC.GOV](mailto:ANNEXATION@COLUMBIASC.GOV)



Department of

Planning & Development Services

1401 Main Street

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## Annexation

City Services + Savings  
for your Rental House

Single-Family or Duplex Rental Properties

## Will I have to pay two tax bills if I annex?

No, you pay your property tax bill the same way you always have. The bill will include City taxes along with the other taxes you pay for County-wide services. Also, because the City of Columbia includes garbage, recycling, and yard trash pickup as a basic residential service, you will no longer be charged the \$399.46 per residence annual solid waste fee (2025 tax year) that is included on tax bills in areas outside the City limits – meaning that your tax bill will probably go down.

## Will annexation change the zoning of my property?

In most cases, the zoning district of newly annexed land will be similar to the zoning district prior to annexation. However, the City of Columbia, Richland County, and Lexington County all have different Zoning Ordinances, so in this sense all annexations result in a rezoning, also known as a zoning map amendment. If you have specific questions or plans for your property, please contact us for a consultation about zoning and land use classification for your property.

## Does Columbia Have a Residential Rental Ordinance?

Yes - both the City and Richland County have Rental Property Registration programs. The City's program requires a permit and a contact person within 45 miles of the City. No business license is required for 4 or fewer units, however there is a \$25/unit annual fee - waived if you have a City Business License in good standing as a Professional Management Company, or if one manages the property for you. To learn more, visit [columbiapd.net/residential-rentals/](http://columbiapd.net/residential-rentals/)



## How does annexation save you money?

Property Owners save

**\$399**

Per unit, per year by eliminating the solid waste fee for residential properties

You (or your tenants) save on water and sewer bills:

**30 - 40%**

Approximate bill reduction for residential properties

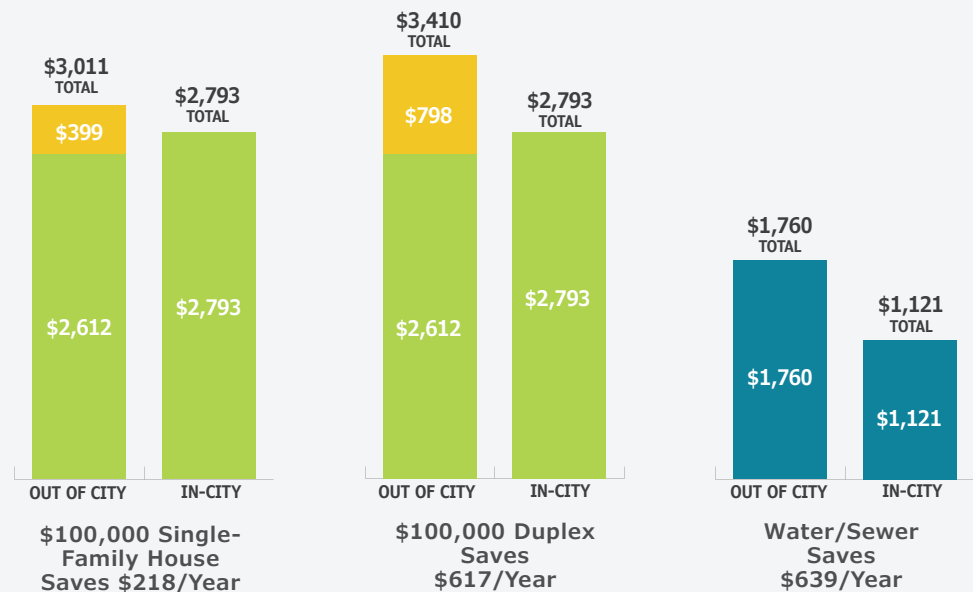
Residential Out-of-City	\$147 / Month
Residential In-City	\$93 / Month



### Annual Savings

#### In-City vs. Out-of-City

- ANNUAL WATER & SEWER BILL
- SOLID WASTE FEE
- REAL ESTATE TAX



The examples above are based upon the most recent tax year (2025) and assumes the average residential water & sewer use (8 units/month). Every property owner is different - to learn how your unique circumstances would be affected by annexation, contact staff or visit [columbiasc.gov/annexation](http://columbiasc.gov/annexation).