

Warranty Procedure Workflow

Please see below for information regarding our warranty processes.

Projects approved for construction prior to December 14, 2020, will follow the [Warranty Procedures](#) with required 2-year warranty period and 20% financial security.

Projects approved for construction AFTER December 14, 2020, will follow the [Warranty Procedures](#) and new warranty period and financial security requirements according to revised Ordinance Number 20-12-51, December 14, 2020. See below.

Sec. 56-24. - Warranty period and financial guarantees.

Roads being accepted for county maintenance shall be subject to a warranty period prior to acceptance. The subdivider or other responsible party shall guarantee the completed roadways and drainage system improvements against defects in function, workmanship, and materials for a minimum of three years following acceptance of such improvements under warranty.

The warranty period for residential roadways shall be extended by 12 months after certificates of occupancy are issued for 75 percent of the residential units, but in no case shall the total warranty period be less than three years.

The subdivider or other responsible party shall furnish a non-expiring cash bond, letter of credit, or other acceptable security to the county guaranteeing the maintenance of the improvements and correction of deficiencies during the warranty period.

The security shall empower the county to draw on the posted funds to correct deficiencies which the subdivider or other responsible party does not correct in a timely manner.

The security shall be in an amount equal to 30 percent of the cost of the completed roadway and drainage system construction.

(Ord. No. 20-12-51, 12-14-2020)

[Warranty Procedures \(January 2024\)](#) apply to the following:

- Projects submitted for review after January 1, 2024.
- All projects within Berkeley County's Unincorporated Area, City of Hanahan, City of Goose Creek and the Town of Moncks Corner.

Projects associated with approved planned developments and development agreements with Berkeley County will follow the warranty procedures agreed upon at the time of the agreement.

If links are not accessible, PDF versions can be found in the Forms & Documents tab on the Berkeley County Engineering website.