

## Session 122 - (2017-2018)

### S 0104 General Bill, By Rankin

**Similar (S 0082, S 0122, S 0576, H 3301, H 3886)**

**Summary:** S.C. Homeowners Association Act

A BILL TO AMEND SECTION 22-3-10, CODE OF LAWS OF SOUTH CAROLINA, 1976, RELATING TO THE CIVIL JURISDICTION IN MAGISTRATES COURT, SO AS TO ADD A SUBSECTION TO PROVIDE THAT MAGISTRATES COURT SHALL HAVE CIVIL JURISDICTION OVER ACTIONS BETWEEN HOMEOWNERS ASSOCIATIONS AND OWNERS REGARDING SPECIFIC PERFORMANCE AND ACCESS TO THE OFFICIAL RECORDS OF THE ASSOCIATION; TO AMEND THE CODE OF LAWS OF SOUTH CAROLINA, 1976, BY ADDING CHAPTER 30 TO TITLE 27, SO AS TO ENACT "THE SOUTH CAROLINA HOMEOWNERS ASSOCIATION ACT"; TO AMEND SECTION 27-50-30, RELATING TO CERTAIN TRANSFERS THAT DO NOT REQUIRE RESIDENTIAL PROPERTY CONDITION DISCLOSURE STATEMENTS, SO AS TO PROVIDE THAT IF THE PROPERTY IS SUBJECT TO A HOMEOWNERS ASSOCIATION, THE DISCLOSURE STATEMENT MUST BE PROVIDED TO ANY PURCHASER, INCLUDING THE FIRST SALE OF A DWELLING NEVER INHABITED; AND TO AMEND SECTION 33-31-171, RELATING TO AUTHORIZING THE ATTORNEY GENERAL TO INVESTIGATE THE ORGANIZATION, CONDUCT, AND MANAGEMENT OF A NONPROFIT CORPORATION, SO AS TO SPECIFY THAT AUTHORIZATION INCLUDES INVESTIGATION OF HOMEOWNERS ASSOCIATIONS.

**12/13/16 Senate Prefiled**

**12/13/16 Senate Referred to Committee on Judiciary**

**01/10/17 Senate Introduced and read first time (Senate Journal-page 60)**

**01/10/17 Senate Referred to Committee on Judiciary (Senate Journal-page 60)**

**01/20/17 Senate Referred to Subcommittee: Malloy (ch), Climer, Goldfinch**