

Session 124 - (2021-2022)

H 3313 General Bill, By King and Pope

Summary: Homeowners Association Regime Fee Fairness to Deployed Service Members Act

A BILL TO AMEND THE CODE OF LAWS OF SOUTH CAROLINA, 1976, TO ENACT THE "HOMEOWNERS ASSOCIATION REGIME FEE FAIRNESS TO DEPLOYED SERVICE MEMBERS ACT" BY ADDING SECTION 27-30-175 SO AS TO REQUIRE A SERVICE MEMBER WHO BELONGS TO A HOMEOWNERS ASSOCIATION TO NOTIFY THE HOMEOWNERS ASSOCIATION OF ORDERS OF DEPLOYMENT, TO PROHIBIT A HOMEOWNERS ASSOCIATION FROM ENFORCING A LIEN OR IMPOSING A PENALTY FOR REGIME FEES NOT PAID DURING THE TIME PERIOD THAT THE HOMEOWNER IS DEPLOYED OR MOBILIZED OUTSIDE OF THIS STATE, TO APPLY THESE PROTECTIONS TO DEPENDENTS RESIDING WITH THE SERVICE MEMBER, TO PROVIDE THAT THE PROTECTIONS TO DEPLOYED HOMEOWNERS MAY NOT BE WAIVED BY CONTRACT, TO PROVIDE THAT THESE PROVISIONS ONLY APPLY TO THE SERVICE MEMBER'S PRIMARY RESIDENCE, TO ESTABLISH THAT THE PROVISIONS OF THIS SECTION SHALL NOT BE CONSTRUED TO WAIVE AN OBLIGATION OF THE DEPLOYED SERVICE MEMBER FROM CONTINUING TO MAINTAIN THE PROPERTY; AND TO DEFINE THE TERM 'HOMEOWNERS ASSOCIATION' FOR THE PURPOSES OF THIS SECTION.

12/09/20	House	Prefiled
12/09/20	House	Referred to Committee on Labor, Commerce and Industry
01/12/21	House	Introduced and read first time (House Journal-page 154)
01/12/21	House	Referred to Committee on Labor, Commerce and Industry (House Journal-page 154)