

## Session 122 - (2017-2018)

**H\*3886 (Rat #0245, Act #0245 of 2018) General Bill, By Crawford, Ryhal, Hamilton, Sandifer, Fry, Putnam, Clemmons, Yow, Anderson, Johnson, Hardee, Huggins, Hewitt, Duckworth, Bowers, Sottile, Crosby, Felder, Bennett, Thigpen, Whipper, Brown, Hixon, Taylor, King, Daning, Spires, Henderson, Pitts, Kirby, White, McCravy, Hill, Gagnon, West, Wheeler, Davis, Murphy, Hayes, Ott, V.S. Moss, Lowe, Jordan and McKnight**

**Similar (S 0082, S 0104, S 0122, S 0576, H 3301)**

**Summary:** Homeowner's Associations

AN ACT TO AMEND THE CODE OF LAWS OF SOUTH CAROLINA, 1976, BY ADDING CHAPTER 30 TO TITLE 27 SO AS ENACT THE "SOUTH CAROLINA HOMEOWNERS ASSOCIATION ACT", TO PROVIDE NECESSARY DEFINITIONS, TO PROVIDE RECORDING REQUIREMENTS FOR THE ENFORCEABILITY OF HOMEOWNERS ASSOCIATION GOVERNING DOCUMENTS, TO PROVIDE REQUIREMENTS CONCERNING HOMEOWNERS ASSOCIATION RULES AND REGULATIONS, TO PROVIDE HOMEOWNERS ASSOCIATIONS MUST COMPLY WITH CERTAIN NOTICE REQUIREMENTS BEFORE ADOPTING ANNUAL BUDGET INCREASES, AND TO PROVIDE MAGISTRATES COURTS HAVE JURISDICTION TO ADJUDICATE CERTAIN MONETARY DISPUTES BETWEEN HOMEOWNERS ASSOCIATIONS AND HOMEOWNERS; AND TO ENACT THE "DEPARTMENT OF CONSUMER AFFAIRS SERVICES FOR HOMEOWNERS AND HOMEOWNERS ASSOCIATIONS ACT", TO PROVIDE RELATED DEFINITIONS, TO PROVIDE REQUIREMENTS OF THE DEPARTMENT OF CONSUMER AFFAIRS CONCERNING THE RECEIPT AND PROCESSING OF COMPLAINTS INVOLVING HOMEOWNERS ASSOCIATIONS, TO AUTHORIZE THE DEPARTMENT TO INCLUDE CERTAIN RELATED INFORMATION AND EDUCATIONAL MATERIALS ON ITS INTERNET WEBSITE, TO PROVIDE THE DEPARTMENT SHALL COMPILE AND ANNUALLY REPORT CERTAIN RELATED DATA TO THE GOVERNOR AND THE GENERAL ASSEMBLY, TO PROVIDE THE DEPARTMENT SHALL POST THESE REPORTS ON ITS INTERNET WEBSITE, TO PROHIBIT THE DEPARTMENT FROM PROMULGATING CERTAIN RELATED REGULATIONS OR ISSUING CERTAIN RELATED GUIDELINES, AND TO PROHIBIT THE DEPARTMENT FROM ARBITRATING DISPUTES BETWEEN HOMEOWNERS AND HOMEOWNERS ASSOCIATIONS; AND TO AMEND SECTION 27-50-40, RELATING TO RESIDENTIAL PROPERTY CONDITION DISCLOSURE STATEMENTS, SO AS TO REQUIRE THESE STATEMENTS INCLUDE WHETHER PROPERTY IS SUBJECT TO GOVERNANCE OF A HOMEOWNERS ASSOCIATION WHICH CARRIES CERTAIN RIGHTS AND OBLIGATIONS THAT MAY LIMIT USE OF THE PROPERTY AND INVOLVE FINANCIAL OBLIGATIONS. - ratified title

03/02/17	House	Introduced and read first time (House Journal-page 9)
03/02/17	House	Referred to Committee on Labor, Commerce and Industry (House Journal-page 9)
03/09/17	House	Member(s) request name added as sponsor: Bowers
03/13/17	House	Member(s) request name added as sponsor: Sottile
03/13/17	House	Committee report: Favorable with amendment Labor, Commerce and Industry (House Journal-page 3)
03/14/17	House	Member(s) request name added as sponsor: Crosby
03/14/17		Scrivener's error corrected
03/14/17	House	Member(s) request name added as sponsor: Felder
03/21/17	House	Member(s) request name added as sponsor: Bennett, Thigpen
03/21/17	House	Debate adjourned until Wed., 3-22-17 (House Journal-page 134)
03/22/17	House	Requests for debate-Rep(s). Crawford, Sandifer, B Newton, Tallon, Norrell, Mack, Whitmire, Forester, Hamilton, GR Smith, Loftis, Crosby, Clary, Magnuson, McKnight, Hosey, Kirby, Clemmons, W Newton, Douglas, Williams, Jefferson, Ott, King, Cobb-Hunter, Finlay, Hart, Thigpen, Yow, Johnson, Henegan, West, Caskey, Hewitt (House Journal-page 33)
03/28/17	House	Member(s) request name added as sponsor: S.Rivers
03/29/17	House	Member(s) request name added as sponsor: Whipper, Brown
03/29/17	House	Member(s) request name removed as sponsor: S.Rivers
03/29/17	House	Member(s) request name added as sponsor: Hixon, Taylor, King, Daning, Spires, Henderson, Pitts, Kirby, White, McCravy, Hill, Gagnon, West, Wheeler, Davis, Murphy, Hayes, Ott, V.S.Moss, Lowe, McKnight, Jordan
03/29/17	House	Debate adjourned until Thur., 3-30-17 (House Journal-page 79)
03/30/17	House	Amended (House Journal-page 62)
03/30/17	House	Read second time (House Journal-page 62)
03/30/17	House	Roll call Yeas-91 Nays-0 (House Journal-page 71)
03/30/17	House	Unanimous consent for third reading on next legislative day (House Journal-page 72)

03/31/17	House	Read third time and sent to Senate (House Journal-page 2)
04/04/17	Senate	Introduced and read first time (Senate Journal-page 10)
04/04/17	Senate	Referred to Committee on Judiciary (Senate Journal-page 10)
04/07/17	Senate	Referred to Subcommittee: Rankin (ch), Hutto, Johnson, Turner, Gambrell
04/19/17	Senate	Committee report: Favorable Judiciary (Senate Journal-page 9)
03/29/18	Senate	Amended (Senate Journal-page 30)
03/29/18	Senate	Read second time (Senate Journal-page 30)
03/29/18	Senate	Roll call Ayes-39 Nays-0 (Senate Journal-page 30)
04/03/18		Scrivener's error corrected
04/09/18	Senate	Read third time and returned to House with amendments (Senate Journal-page 31)
04/11/18	House	Debate adjourned until Tues., 4-17-18 (House Journal-page 16)
04/17/18	House	Debate adjourned until Wed., 4-18-18 (House Journal-page 16)
04/18/18	House	Debate adjourned until Thur., 4-19-18 (House Journal-page 69)
04/19/18	House	Debate adjourned until Wed., 4-25-18 (House Journal-page 48)
04/25/18	House	Debate adjourned until Thur., 4-26-18 (House Journal-page 69)
04/26/18	House	Senate amendment amended (House Journal-page 28)
04/26/18	House	Roll call Yeas-104 Nays-0 (House Journal-page 37)
04/26/18	House	Returned to Senate with amendments (House Journal-page 28)
05/01/18	Senate	Concurred in House amendment and enrolled (Senate Journal-page 19)
05/01/18	Senate	Roll call Ayes-41 Nays-0 (Senate Journal-page 19)
05/14/18		Ratified R 245
05/17/18		Signed By Governor
05/30/18		Effective date 05/17/18
05/31/18		Act No. 245