**South Carolina General Assembly**

122nd Session, 2017-2018

**H. 3234**

**STATUS INFORMATION**

General Bill

Sponsors: Reps. McEachern and Sandifer

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Introduced in the House on January 10, 2017

Introduced in the Senate on March 9, 2017

Last Amended on May 11, 2017

Currently residing in the Senate

Summary: Residential Landlord and Tenant Act exemptions

**HISTORY OF LEGISLATIVE ACTIONS**

Date Body Action Description with journal page number

12/15/2016 House Prefiled

12/15/2016 House Referred to Committee on **Labor, Commerce and Industry**

1/10/2017 House Introduced and read first time ([House Journal‑page 122](file:///h:\hj\20170110.docx))

1/10/2017 House Referred to Committee on **Labor, Commerce and Industry** ([House Journal‑page 122](file:///h:\hj\20170110.docx))

2/16/2017 House Member(s) request name added as sponsor: Sandifer

3/7/2017 House Committee report: Favorable with amendment **Labor, Commerce and Industry** ([House Journal‑page 2](file:///h:\hj\20170307.docx))

3/8/2017 Scrivener's error corrected

3/8/2017 House Amended ([House Journal‑page 16](file:///h:\hj\20170308.docx))

3/8/2017 House Read second time ([House Journal‑page 16](file:///h:\hj\20170308.docx))

3/8/2017 House Roll call Yeas‑108 Nays‑0 ([House Journal‑page 17](file:///h:\hj\20170308.docx))

3/9/2017 House Read third time and sent to Senate ([House Journal‑page 8](file:///h:\hj\20170309.docx))

3/9/2017 Senate Introduced and read first time ([Senate Journal‑page 10](file:///h:\sj\20170309.docx))

3/9/2017 Senate Referred to Committee on **Judiciary** ([Senate Journal‑page 10](file:///h:\sj\20170309.docx))

4/21/2017 Senate Referred to Subcommittee: Hutto (ch), Shealy, Timmons

5/3/2017 Senate Committee report: Favorable with amendment **Judiciary** ([Senate Journal‑page 13](file:///h:\sj\20170503.docx))

5/11/2017 Senate Committee Amendment Adopted ([Senate Journal‑page 60](file:///h:\sj\20170511.docx))

View the latest [legislative information](http://www.scstatehouse.gov/billsearch.php?billnumbers=3234&session=122&summary=B) at the website

**VERSIONS OF THIS BILL**

[12/15/2016](file:///p:\pprever\2017-18\3234_20161215.docx)

[3/7/2017](file:///p:\pprever\2017-18\3234_20170307.docx)

[3/8/2017](file:///p:\pprever\2017-18\3234_20170308.docx)

[3/8/2017-A](file:///p:\pprever\2017-18\3234_20170308A.docx)

[5/3/2017](file:///p:\pprever\2017-18\3234_20170503.docx)

[5/11/2017](file:///p:\pprever\2017-18\3234_20170511.docx)

~~Indicates Matter Stricken~~

Indicates New Matter

COMMITTEE AMENDMENT ADOPTED

May 11, 2017

**H. 3234**

Introduced by Reps. McEachern and Sandifer

S. Printed 5/11/17--S.

Read the first time March 9, 2017.

**A** **BILL**

TO AMEND SECTION 27‑40‑120, CODE OF LAWS OF SOUTH CAROLINA, 1976, RELATING TO EXEMPTIONS TO THE PROVISIONS OF THE RESIDENTIAL LANDLORD AND TENANT ACT, SO AS TO DELETE OCCUPANCY UNDER A RENTAL AGREEMENT COVERING THE PREMISES USED BY THE OCCUPANT PRIMARILY FOR AGRICULTURAL PURPOSES AS AN EXEMPTION UNDER THE ACT.

Amend Title To Conform

Be it enacted by the General Assembly of the State of South Carolina:

SECTION 1. Section 27‑40‑120 of the 1976 Code is amended to read:

“Section 27‑40‑120. The following arrangements are not governed by this chapter:

(1) residence at an institution, public or private, if incidental to detention or the provision of medical, geriatric, educational, counseling, religious, or similar service;

(2) occupancy under a contract of sale of a dwelling unit or the property of which it is a part, if the occupant is the purchaser or a person who succeeds to his interest;

(3) occupancy by a member or a fraternal or social organization in the portion of a structure operated for the benefit of the organization;

(4) transient occupancy in a hotel, motel, or other accommodations subject to the sales tax on accommodations as provided by Section 12‑36‑920;

(5) occupancy by an employee of a landlord whose right to occupancy is conditional upon employment in and about the premises;

(6) occupancy by an owner of a condominium unit or a holder of a proprietary lease in a cooperative;

~~(7)~~ ~~occupancy under a rental agreement covering the premises used by the occupant primarily for agricultural purposes;~~

~~(8)~~(7) occupancy under a rental agreement in a premises regulated by the provisions of Chapter 32, ~~of~~ Title 27, of the 1976 Code (Vacation Time Sharing Plan Act)~~.~~;

~~(9)~~(8) residence, whether temporary or not, at a charitable or emergency protective shelter, public or private.”

SECTION 2. This act takes effect upon approval by the Governor.

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