**South Carolina General Assembly**

122nd Session, 2017-2018

**H. 3846**

**STATUS INFORMATION**

General Bill

Sponsors: Rep. G.M. Smith

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Introduced in the House on February 23, 2017

Introduced in the Senate on April 9, 2018

Last Amended on May 10, 2018

Currently residing in the House

Summary: Homebuilder licensure requirements

**HISTORY OF LEGISLATIVE ACTIONS**

Date Body Action Description with journal page number

2/23/2017 House Introduced and read first time ([House Journal‑page 28](file:///h:\hj\20170223.docx))

2/23/2017 House Referred to Committee on **Labor, Commerce and Industry** ([House Journal‑page 28](file:///h:\hj\20170223.docx))

3/22/2018 House Committee report: Favorable with amendment **Labor, Commerce and Industry** ([House Journal‑page 51](file:///h:\hj\20180322.docx))

4/3/2018 House Amended ([House Journal‑page 86](file:///h:\hj\20180403.docx))

4/3/2018 House Read second time ([House Journal‑page 86](file:///h:\hj\20180403.docx))

4/3/2018 House Roll call Yeas‑98 Nays‑4 ([House Journal‑page 92](file:///h:\hj\20180403.docx))

4/4/2018 House Read third time and sent to Senate ([House Journal‑page 9](file:///h:\hj\20180404.docx))

4/5/2018 Scrivener's error corrected

4/9/2018 Senate Introduced and read first time ([Senate Journal‑page 8](file:///h:\sj\20180409.docx))

4/9/2018 Senate Referred to Committee on **Labor, Commerce and Industry** ([Senate Journal‑page 8](file:///h:\sj\20180409.docx))

5/1/2018 Senate Committee report: Favorable with amendment **Labor, Commerce and Industry** ([Senate Journal‑page 11](file:///h:\sj\20180501.docx))

5/9/2018 Senate Committee Amendment Adopted ([Senate Journal‑page 88](file:///h:\sj\20180509.docx))

5/9/2018 Senate Read second time ([Senate Journal‑page 88](file:///h:\sj\20180509.docx))

5/9/2018 Senate Roll call Ayes‑42 Nays‑0 ([Senate Journal‑page 88](file:///h:\sj\20180509.docx))

5/10/2018 Scrivener's error corrected

5/10/2018 Senate Amended ([Senate Journal‑page 151](file:///h:\sj\20180510.docx))

5/10/2018 Senate Read third time and returned to House with amendments ([Senate Journal‑page 151](file:///h:\sj\20180510.docx))

5/10/2018 Senate Roll call Ayes‑38 Nays‑0 ([Senate Journal‑page 151](file:///h:\sj\20180510.docx))

5/10/2018 House Non‑concurrence in Senate amendment ([House Journal‑page 49](file:///h:\hj\20180510.docx))

5/10/2018 House Roll call Yeas‑0 Nays‑75 ([House Journal‑page 49](file:///h:\hj\20180510.docx))

View the latest [legislative information](http://www.scstatehouse.gov/billsearch.php?billnumbers=3846&session=122&summary=B) at the website

**VERSIONS OF THIS BILL**

[2/23/2017](file:///p:\pprever\2017-18\3846_20170223.docx)

[3/22/2018](file:///p:\pprever\2017-18\3846_20180322.docx)

[4/3/2018](file:///p:\pprever\2017-18\3846_20180403.docx)

[4/5/2018](file:///p:\pprever\2017-18\3846_20180405.docx)

[5/1/2018](file:///p:\pprever\2017-18\3846_20180501.docx)

[5/9/2018](file:///p:\pprever\2017-18\3846_20180509.docx)

[5/10/2018](file:///p:\pprever\2017-18\3846_20180510.docx)

[5/10/2018-A](file:///p:\pprever\2017-18\3846_20180510A.docx)

~~Indicates Matter Stricken~~

Indicates New Matter

AS PASSED BY THE SENATE

May 10, 2018

**H. 3846**

Introduced by Rep. G.M. Smith

S. Printed 5/10/18--S.

Read the first time April 9, 2018.

**A** **BILL**

TO AMEND SECTION 40‑59‑260, CODE OF LAWS OF SOUTH CAROLINA, 1976, RELATING TO EXCEPTIONS FROM HOMEBUILDERS LICENSURE REQUIREMENTS FOR CERTAIN RESIDENTIAL PROPERTY IMPROVEMENTS MADE BY PROPERTY OWNERS FOR PERSONAL USE, SO AS TO REMOVE A PROVISION WHICH DISQUALIFIES PROPERTY OWNERS WHO SELL OR RENT SUCH AN IMPROVED PROPERTY WITHIN TWO YEARS AFTER THE IMPROVEMENTS ARE MADE FROM THIS EXCEPTION, AND TO MAKE A CONFORMING CHANGE IN A RELATED DISCLOSURE GIVEN TO PROPERTY OWNERS SEEKING TO QUALIFY FOR THE EXCEPTION.

Amend Title To Conform

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

SECTION 1. Section 40‑59‑20(7) of the 1976 Code is amended to read:

“(7) ‘Residential specialty contractor’ means an independent contractor ~~who is not a licensed residential builder,~~ who contracts with a licensed residential builder, general contractor, or individual property owner to do construction work, repairs, improvement, or reimprovement which requires special skills and involves the use of specialized construction trades or craft, when the undertakings exceed two hundred dollars and are not regulated by the provisions of Chapter 11. Residential specialty contracting includes the following areas of contracting and other areas as the commission may recognize by regulation:

(a) plumbers;

(b) electricians;

(c) heating and air conditioning installers and repairers;

(d) vinyl and aluminum siding installers;

(e) insulation installers;

(f) roofers;

(g) floor covering installers;

(h) masons;

(i) dry wall installers;

(j) carpenters;

(k) stucco installers;

(l) painters~~/~~ and wall paperers.

Plumbers, electricians, and heating and air conditioning installers and repairers must be issued licenses after passing the required examination. Vinyl and aluminum siding installers, insulation installers, roofers, floor covering installers, masons, dry wall installers, carpenters, stucco installers, and painters and wall paperers must be issued registrations.

A residential specialty contractor is prohibited from undertaking work outside the scope of his license or registration.

The provisions of this chapter do not preclude a licensed residential builder from also obtaining licensure or registration as a residential specialty contractor in an area of contracting identified in statute or recognized by the commission. In addition, a residential builder, who is licensed by examination in this State, is authorized to perform work in any of the areas of residential specialty contracting without separately obtaining a residential specialty contractor license or registration.”

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

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