**A** **BILL**

TO AMEND CHAPTER 7, TITLE 30 OF THE 1976 CODE, RELATING TO THE RECORDATION ESSENTIAL FOR THE VALIDITY OF PUBLIC RECORDS, BY ADDING A SECTION TO PROHIBIT COMMERCIAL SOLICITATION OF A PERSON IF USING MORTGAGE INFORMATION OBTAINED FROM ANY DOCUMENT RECORDED WITH THE REGISTER OF DEEDS OR CLERK OF COURT, AND TO IMPOSE PENALTIES FOR THAT COMMERCIAL SOLICITATION.

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

SECTION 1. Chapter 7, Title 30 of the 1976 Code is amended by adding:

“Section 30-7-110. (A) A person shall not knowingly obtain or use mortgage information, including the amount mortgaged or name of a mortgage lender, from any document recorded in a register of deeds office or clerk of court, for commercial solicitation directed at any person in this state.

(B) A person who knowingly violates the provisions of subsection (A) is guilty of a misdemeanor and, upon conviction, must be fined an amount not to exceed five hundred dollars or imprisoned for a term not to exceed one year, or both.

(C) For purposes of this section:

(1) ‘Commercial solicitation’ means contact by telephone, mail, or electronic mail for the purpose of selling or marketing a consumer product or service.

(2) ‘Person’ means an individual, partnership, association, corporation, and all other legal and commercial entities.”

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

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