**South Carolina General Assembly**

124th Session, 2021-2022

**H. 3979**

**STATUS INFORMATION**

General Bill

Sponsors: Reps. Morgan, Bradley, W. Newton, Herbkersman, Martin, J. Moore, Kirby, Fry, Crawford, Cogswell, B. Cox, Elliott, Wetmore, Ballentine, Dillard, Davis, J.E. Johnson, T. Moore, Bennett, Erickson, McGinnis, Trantham, Burns, West, Wooten, Pope, Carter, K.O. Johnson, Matthews, Bustos, Alexander, Brittain, Bailey, Gatch, Robinson, McDaniel, Chumley, Ott, M.M. Smith, Collins, Jones, Huggins, Pendarvis, V.S. Moss, McCravy, Simrill, Rutherford, McGarry, Bernstein, Brawley, Gilliam, Hiott, Kimmons, Murphy, B. Newton, G.M. Smith, G.R. Smith, Stringer, Taylor, Willis and Tedder

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Introduced in the House on February 24, 2021

Currently residing in the House Committee on **Labor, Commerce and Industry**

Summary: HOA - Solar Panels

**HISTORY OF LEGISLATIVE ACTIONS**

Date Body Action Description with journal page number

2/24/2021 House Introduced and read first time ([House Journal‑page 43](file:///h:\hj\20210224.docx))

2/24/2021 House Referred to Committee on **Labor, Commerce and Industry** ([House Journal‑page 43](file:///h:\hj\20210224.docx))

2/25/2021 House Member(s) request name removed as sponsor: Nutt, Allison

2/25/2021 House Member(s) request name added as sponsor: Tedder

3/3/2021 House Member(s) request name removed as sponsor: Henderson‑Myers

3/9/2021 House Member(s) request name removed as sponsor: Magnuson, Long

3/11/2021 House Member(s) request name removed as sponsor: Hyde, Forrest

3/16/2021 House Member(s) request name removed as sponsor: Haddon

3/23/2021 House Member(s) request name removed as sponsor: S.Williams, Rivers

4/8/2021 House Member(s) request name removed as sponsor: Rose

4/21/2021 House Member(s) request name removed as sponsor: R.Williams

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**VERSIONS OF THIS BILL**

[2/24/2021](file:///p:\pprever\2021-22\3979_20210224.docx)

**A** **BILL**

TO AMEND THE CODE OF LAWS OF SOUTH CAROLINA, 1976, BY ADDING SECTION 27‑30‑135 SO AS TO RENDER A DEED RESTRICTION, COVENANT, OR A HOMEOWNERS ASSOCIATION DOCUMENT INTENDED TO PROHIBIT THE INSTALLATION OF A SOLAR ENERGY SYSTEM VOID AND UNENFORCEABLE.

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

SECTION 1. Article 1, Chapter 30, Title 27 of the 1976 Code is amended by adding:

“Section 27‑30‑135. (A) A restrictive covenant, declaration, rule, contractual provision, or other provision concerning the installation and utilization of a solar energy system found in a deed, contract, lease, rental agreement, or the governing documents of a homeowners association that would prohibit or have the effect of prohibiting the installation and utilization of a solar energy system is void and unenforceable.

(B) Nothing in this section may be construed to prohibit a homeowners association from requiring reasonable design accommodations to ensure that a solar energy system is installed in a manner that is consistent with the aesthetic requirements applicable to all homeowners association members.”

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

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