**South Carolina General Assembly**

125th Session, 2023-2024

**S. 118**

**STATUS INFORMATION**

General Bill

Sponsors: Senator Hembree

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Introduced in the Senate on January 10, 2023

Currently residing in the Senate Committee on **Judiciary**

Summary: HOA Charges

**HISTORY OF LEGISLATIVE ACTIONS**

 Date Body Action Description with journal page number

 11/30/2022 Senate Prefiled

 11/30/2022 Senate Referred to Committee on **Judiciary**

 1/10/2023 Senate Introduced and read first time (Senate Journal‑page 67)

 1/10/2023 Senate Referred to Committee on **Judiciary** (Senate Journal‑page 67)

View the latest  [legislative information](https://www.scstatehouse.gov/billsearch.php?billnumbers=118&session=125&summary=B)  at the website

**VERSIONS OF THIS BILL**

[12/01/2022](https://www.scstatehouse.gov/sess125_2023-2024/prever/118_20221201.docx)

A bill

to amend the South Carolina Code of Laws by adding Section 27‑30‑145 so as to REQUIRE A HOMEOWNERS ASSOCIATION TO PROVIDE A STATEMENT OF UNPAID ASSESSMENTS AND OTHER CHARGES AGAINST A UNIT TO A UNIT OWNER UPON REQUEST.

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

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

 Section 27‑30‑145. (A) The association must furnish a unit owner or his authorized agent a statement setting forth the amount of unpaid assessments or other charges against a unit upon written request. The statement must be furnished within ten business days of receipt and is binding on the association.

 (B) The association may impose reasonable charges in connection with the preparation and distribution of the statements of unpaid assessments and charges not to exceed one hundred dollars per request and an optional fee to expedite the process not to exceed seventy‑five dollars if the request is made within forty‑eight hours of closing on a unit. These additional charges may be collected by the association, its managers, or its agents.

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

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