

## Session 121 - (2015-2016)

### S 0018 General Bill, By Jackson

**Summary:** S.C. Homeowners Protection Act

A BILL TO AMEND THE CODE OF LAWS OF SOUTH CAROLINA, 1976, SO AS TO ENACT THE "SOUTH CAROLINA HOMEOWNERS' PROTECTION ACT" BY ADDING CHAPTER 55 TO TITLE 27, TO DEFINE NECESSARY TERMS, TO PROVIDE FOR THE APPLICABILITY OF THE CHAPTER AND EXEMPTIONS, TO PROVIDE RIGHTS OF PROPERTY OWNERS CONCERNING HOMEOWNERS' ASSOCIATIONS, AND TO PROVIDE OBLIGATIONS OF HOMEOWNERS' ASSOCIATIONS AND RELATED RESTRICTIONS; AND TO AMEND SECTION 27-50-40, AS AMENDED, RELATING TO THE RESIDENTIAL PROPERTY CONDITION DISCLOSURE STATEMENT, SO AS TO REQUIRE THAT THE STATEMENT INCLUDES INFORMATION ABOUT ANY REQUIREMENT OF A PURCHASER TO BECOME A MEMBER OF ONE OR MORE ASSOCIATIONS, RELATED MANDATORY FEES AND ASSESSMENTS, THE MANNER IN WHICH THESE FEES AND ASSESSMENTS MAY BE CHANGED, AND THE POSSIBLE CONSEQUENCES FOR FAILING TO PAY THESE FEES AND ASSESSMENTS, AND TO REQUIRE THE REAL ESTATE COMMISSION BIENNIALY TO REVIEW AND REVISE THESE DISCLOSURE STATEMENTS.

**12/03/14 Senate Prefiled**

**12/03/14 Senate Referred to Committee on Judiciary**

**01/13/15 Senate Introduced and read first time (Senate Journal-page 43)**

**01/13/15 Senate Referred to Committee on Judiciary (Senate Journal-page 43)**

**01/23/15 Senate Referred to Subcommittee: Rankin (ch), Coleman, Hembree, Johnson, Thurmond**

**04/29/15 Senate Committee report: Majority favorable with amend., minority unfavorable Judiciary (Senate Journal-page 22)**

**04/30/15 Scrivener's error corrected**

**05/31/16 Senate Recommitted to Committee on Judiciary**

**02/09/17 Scrivener's error corrected**