

## Session 119 - (2011-2012)

**H 3274 General Bill, By Huggins, Atwater, Hamilton, Stringer, Nanney, Henderson, G.R. Smith, Weeks, Clemons, Whipper and R.L. Brown**

**Summary:** Ejectment of tenant

A BILL TO AMEND THE CODE OF LAWS OF SOUTH CAROLINA, 1976, BY ADDING SECTION 27-37-5 SO AS TO DEFINE THE TERMS "MALICIOUS PROPERTY DAMAGE" AND "THREAT TO HUMAN LIFE"; TO AMEND SECTION 27-37-30, RELATING TO A RULE TO SHOW CAUSE FOR THE EJECTMENT OF A TENANT, SO AS TO PROVIDE THE RULE MAY BE SERVED BY AFFIXING A COPY OF IT ALONE TO THE MOST CONSPICUOUS PART OF THE PREMISES IF GROUNDS FOR EJECTMENT FOR A RESIDENTIAL RENTAL AGREEMENT ARE CIRCUMSTANCES THAT CONSTITUTE MALICIOUS PROPERTY DAMAGE OR A THREAT TO HUMAN LIFE; TO AMEND SECTION 27-37-40, RELATING TO TENANT EJECTMENT ON FAILURE TO SHOW CAUSE, SO AS TO PROVIDE IF GROUNDS FOR EJECTMENT CONSTITUTE MALICIOUS PROPERTY DAMAGE OR THREAT TO HUMAN LIFE AND TENANT FAILS TO APPEAR AND SHOW CAUSE WITHIN FIVE DAYS, THE MAGISTRATE IMMEDIATELY SHALL ISSUE AN EJECTMENT WARRANT AND TENANT MUST BE EJECTED BY CERTAIN LAW ENFORCEMENT OFFICERS; AND TO AMEND SECTION 27-40-720, RELATING TO LANDLORD REMEDIES FOR TENANT NONCOMPLIANCE AFFECTING HEALTH AND SAFETY, SO AS TO PROVIDE AN EMERGENCY MEANS CIRCUMSTANCES CONSIDERED TO THREATEN SIGNIFICANT PROPERTY DAMAGE OR HUMAN LIFE.

01/12/11	House	Introduced and read first time (House Journal-page 17)
01/12/11	House	Referred to Committee on Judiciary (House Journal-page 17)
04/06/11	House	Member(s) request name added as sponsor: Atwater
02/07/12	House	Member(s) request name added as sponsor: Hamilton, Stringer, Nanney, Henderson, G.R. Smith
04/18/12	House	Member(s) request name added as sponsor: Weeks
04/18/12	House	Committee report: Favorable with amendment Judiciary (House Journal-page 6)
04/19/12	House	Member(s) request name added as sponsor: Clemons
04/24/12	House	Member(s) request name added as sponsor: Whipper, R.L.Brown
04/24/12	House	Amended (House Journal-page 79)
04/24/12	House	Read second time (House Journal-page 79)
04/24/12	House	Roll call Yeas-107 Nays-1 (House Journal-page 83)
04/25/12	House	Read third time and sent to Senate (House Journal-page 15)
04/25/12	Senate	Introduced and read first time (Senate Journal-page 6)
04/25/12	Senate	Referred to Committee on Judiciary (Senate Journal-page 6)
04/27/12	Senate	Referred to Subcommittee: Shoopman (ch), Coleman, Gregory
05/31/12	Senate	Polled out of committee Judiciary (Senate Journal-page 6)
05/31/12	Senate	Committee report: Favorable Judiciary (Senate Journal-page 6)