

## Session 115 - (2003-2004)

**H\*3507 (Rat #0405, Act #0015 of 2005) General Bill, By McGee, Coates, Harrison, Sinclair and Cotty**

**Summary:** Lessor of real estate; fixtures and equipment subject to commercial lease agreement; provisions

AN ACT TO AMEND THE CODE OF LAWS OF SOUTH CAROLINA, 1976, BY ADDING SECTION 27-35-75 SO AS TO PROVIDE FOR CERTAIN REQUIREMENTS OF A LESSEE IN A COMMERCIAL LEASE AGREEMENT OR SECURITY AGREEMENT TO ENSURE REASONABLE PROTECTION OF THE SUBJECT PROPERTY, TO PROVIDE FOR THE RIGHT OF ACCESS BY A LESSOR TO REAL ESTATE, FIXTURES, AND EQUIPMENT THAT ARE SUBJECT TO A COMMERCIAL LEASE OR SECURITY AGREEMENT FOR THE PURPOSE OF REASONABLE PROTECTION OF THE LEASED PROPERTY UPON TWENTY-FOUR HOURS' WRITTEN NOTICE TO THE LESSEE, TO PROVIDE FOR EMERGENCY CIRCUMSTANCES, TO PROVIDE THAT THE LESSEE MAY NOT UNREASONABLY WITHHOLD CONSENT TO ACCESS, AND TO PROVIDE THAT THESE PROVISIONS APPLY TO ALL CURRENT AND FUTURE SUBJECT AGREEMENTS. -

ratified title

<b>02/04/03</b>	<b>House</b>	<b>Introduced and read first time HJ-32</b>
<b>02/04/03</b>	<b>House</b>	<b>Referred to Committee on Judiciary HJ-32</b>
<b>02/13/03</b>	<b>House</b>	<b>Member(s) request name added as sponsor: Cotty</b>
<b>04/02/03</b>	<b>House</b>	<b>Committee report: Favorable with amendment Judiciary HJ-98</b>
<b>04/03/03</b>		<b>Scrivener's error corrected</b>
<b>04/08/03</b>	<b>House</b>	<b>Amended HJ-94</b>
<b>04/08/03</b>	<b>House</b>	<b>Read second time HJ-94</b>
<b>04/09/03</b>	<b>House</b>	<b>Read third time and sent to Senate HJ-32</b>
<b>04/09/03</b>		<b>Scrivener's error corrected</b>
<b>04/09/03</b>	<b>Senate</b>	<b>Introduced and read first time SJ-18</b>
<b>04/09/03</b>	<b>Senate</b>	<b>Referred to Committee on Judiciary SJ-18</b>
<b>05/19/04</b>	<b>Senate</b>	<b>Committee report: Favorable with amendment Judiciary SJ-36</b>
<b>05/20/04</b>	<b>Senate</b>	<b>Amended SJ-34</b>
<b>05/20/04</b>	<b>Senate</b>	<b>Read second time SJ-34</b>
<b>05/20/04</b>	<b>Senate</b>	<b>Ordered to third reading with notice of amendments SJ-34</b>
<b>05/27/04</b>	<b>Senate</b>	<b>Read third time and returned to House with amendments SJ-182</b>
<b>06/02/04</b>	<b>House</b>	<b>Concurred in Senate amendment and enrolled HJ-10</b>
<b>06/03/04</b>		<b>Ratified R 405</b>
<b>11/09/04</b>		<b>Vetoed by Governor</b>
<b>01/12/05</b>	<b>House</b>	<b>Veto overridden by originating body Yeas-102 Nays-13 HJ-37</b>
<b>01/18/05</b>	<b>Senate</b>	<b>Veto overridden Yeas-35 Nays-1 SJ-5</b>
<b>01/25/05</b>		<b>Copies available</b>
<b>01/25/05</b>		<b>Effective date See Act</b>
<b>02/16/05</b>		<b>Act No. 15</b>