

## Session 126 - (2025-2026)

### **S 0366 General Bill, By Kimbrell, Garrett, Fernandez, Leber, Stubbs, Gambrell, Corbin and Nutt**

#### **Summary:** HOA Fees

A BILL TO AMEND THE SOUTH CAROLINA CODE OF LAWS BY AMENDING SECTION 27-1-60, RELATING TO THE RIGHT OF A HOMEOWNER TO DISPLAY CERTAIN FLAGS, SO AS TO ALLOW FOR ADDITIONAL FLAGS TO BE DISPLAYED; BY AMENDING SECTION 27-30-150, RELATING TO AN APPLICATION OF ACCESS TO DOCUMENT PROVISIONS, SO AS TO REQUIRE THE DISCLOSURE OF ANY MONIES PAID TO AN OFFICER OF OR CONTRACT ENTERED INTO BY A HOMEOWNERS ASSOCIATION; BY ADDING SECTION 27-30-180 SO AS TO LIMIT A HOMEOWNERS ASSOCIATION'S ABILITY TO RESTRICT SPEECH; BY AMENDING SECTION 15-41-30, RELATING TO PROPERTY EXEMPT FROM ATTACHMENT, LEVY, AND SALE, SO AS TO PROHIBIT A HOMEOWNERS ASSOCIATION FROM FORECLOSING ON A DEBTOR'S PRIMARY RESIDENCE; AND BY AMENDING SECTION 27-30-130, RELATING TO THE ENFORCEABILITY OF GOVERNING DOCUMENTS, SO AS TO NULLIFY ANY PROVISION IN A HOMEOWNERS ASSOCIATION GOVERNING DOCUMENTS GRANTING THE HOMEOWNERS ASSOCIATION THE AUTHORITY TO FORECLOSE ON THE PROPERTY OF A HOMEOWNER.

**02/20/25 Senate Introduced and read first time (Senate Journal-page 5)**

**02/20/25 Senate Referred to Committee on Judiciary (Senate Journal-page 5)**