**South Carolina General Assembly**

125th Session, 2023-2024

**H. 4224**

**STATUS INFORMATION**

General Bill

Sponsors: Rep. Sandifer

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Introduced in the House on March 29, 2023

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

Summary: Enforcement of building codes

**HISTORY OF LEGISLATIVE ACTIONS**

Date Body Action Description with journal page number

3/29/2023 House Introduced and read first time ([House Journal‑page 73](h:\hj\20230329.docx))

3/29/2023 House Referred to Committee on **Judiciary** ([House Journal‑page 73](h:\hj\20230329.docx))

View the latest  [legislative information](https://www.scstatehouse.gov/billsearch.php?billnumbers=4224&session=125&summary=B)  at the website

**VERSIONS OF THIS BILL**

[03/29/2023](https://www.scstatehouse.gov/sess125_2023-2024/prever/4224_20230329.docx)

A bill

TO AMEND THE SOUTH CAROLINA CODE OF LAWS BY AMENDING SECTION 6-9-10, RELATING TO THE ENFORCEMENT OF BUILDING CODES BY MUNICIPALITIES AND COUNTIES, SO AS TO PROVIDE THAT CERTAIN ACTIONS TAKEN ON A PROPERTY MAY BE COLLECTED IN A MANNER SIMILAR TO PROPERTY TAXES.

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

SECTION 1. Section 6-9-10 of the S.C. Code is amended by adding:

(D)(1)(a) Any action taken by a county pursuant to Sections 108, 109, or 110 of the International Property Maintenance Code on property may be collected in a manner similar to property taxes. The county may enforce the lien in any manner provided by law, including utilizing Chapters 51 and 56, Title 12. However, the lien is due in five equal installments over five property tax years beginning with the property tax year in which the lien is effective.

(b) If the property is sold by the owner prior to all five installments becoming due, the entire balance of the lien is due and payable as property taxes at the time of sale or disposition of the property.

(c) If the property is sold or disposed of for the real property taxes owed, subject to the provisions of Chapter 51, Title 12, prior to all five installments becoming due, the lien and any outstanding real property tax owed must be collected in the same manner as property taxes at the time of sale or disposition under Chapter 51, Title 12.

(2) This section does not authorize a county to use its authority under this section:

(a) on farmland or agricultural land; or

(b) on land containing a residential dwelling, which is any permanent building or structure, or part thereof, used and occupied for human habitation and includes any outhouses and appurtenances belonging to or usually enjoyed with, that is occupied by its owner; or

(c) solely for aesthetic purposes.

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

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