**South Carolina General Assembly**

125th Session, 2023-2024

**H. 4573**

**STATUS INFORMATION**

General Bill

Sponsors: Reps. Hewitt and Clyburn

Document Path: LC-0447WAB24.docx

Introduced in the House on January 9, 2024

Currently residing in the House Committee on **Medical, Military, Public and Municipal Affairs**

Summary: The Private Property Protection Act of 2024

**HISTORY OF LEGISLATIVE ACTIONS**

Date Body Action Description with journal page number

11/16/2023 House Prefiled

11/16/2023 House Referred to Committee on **Medical, Military, Public and Municipal Affairs**

1/9/2024 House Introduced and read first time ([House Journal‑page 86](h:\hj\20240109.docx))

1/9/2024 House Referred to Committee on **Medical, Military, Public and Municipal Affairs** ([House Journal‑page 86](h:\hj\20240109.docx))

View the latest  [legislative information](https://www.scstatehouse.gov/billsearch.php?billnumbers=4573&session=125&summary=B)  at the website

**VERSIONS OF THIS BILL**

[11/16/2023](https://www.scstatehouse.gov/sess125_2023-2024/prever/4573_20231116.docx)

A bill

TO AMEND THE SOUTH CAROLINA CODE OF LAWS by enacting THE “PRIVATE PROPERTY PROTECTION ACT OF 2024”; AND BY ADDING SECTION 6-1-195 SO AS TO PROHIBIT A GOVERNING BODY OF A MUNICIPALITY, COUNTY, OR OTHER POLITICAL SUBDIVISION OF THE STATE FROM ENACTING OR ENFORCING AN ORDINANCE, RESOLUTION, OR REGULATION THAT PROHIBITS THE RENTAL OF A RESIDENTIAL DWELLING TO A SHORT-TERM GUEST, TO PROVIDE PENALTIES, AND TO DEFINE TERMS.

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

SECTION 1. This act may be cited as the “Private Property Protection Act of 2024”.

SECTION 2. Article 1, Chapter 1, Title 6 of the S.C. Code is amended by adding:

Section 6-1-195. (A) Notwithstanding another provision of law, a governing body of a municipality, county, or other political subdivision of the State may not enact or enforce an ordinance, resolution, or regulation that prohibits the rental of a residential dwelling to a short-term guest.

(B) A municipality, county, or other political subdivision of the State that enacts or enforces an ordinance, resolution, or regulation that violates the provisions of subsection (A) may not:

(1) assess or collect the six percent property assessment ratio for qualifying real property pursuant to Section 12-43-220(e); and

(2)(a) receive any distributions from the Local Government Fund pursuant to Chapter 27, Title 6; and

(b) the Office of the State Treasurer shall withhold the municipality’s, county’s, or political subdivision’s State Aid to Subdivisions Act distribution until the ordinance, resolution, or regulation in violation of subsection (A) is repealed.

(C) This section supersedes and preempts any ordinance, resolution, or regulation enacted by a municipality, county, or other political subdivision of the State that purports to prohibit the rental of a residential dwelling to a short-term guest.

(D) For purposes of this section:

(1) “Residential dwelling” means any building, structure, or part of the building or structure, that is used or intended to be used as a home, residence, or sleeping place by one or more persons to the exclusion of all others.

(2) “Short-term rental” means a residential dwelling that is offered for rent for a fee and for fewer than twenty-nine consecutive days.

(3) “Short-term guest” means a person who rents a short-term rental.

SECTION 3. This act takes effect upon approval by the Governor.

‑‑‑‑XX‑‑‑‑