**South Carolina General Assembly**

126th Session, 2025-2026

**H. 3805**

**STATUS INFORMATION**

General Bill

Sponsors: Reps. Hart, King and Henderson-Myers

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Introduced in the House on January 28, 2025

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

Summary: Mortgage Payments

**HISTORY OF LEGISLATIVE ACTIONS**

Date Body Action Description with journal page number

1/28/2025 House Introduced and read first time ([House Journal‑page 26](h:\hj\20250128.docx))

1/28/2025 House Referred to Committee on **Judiciary** ([House Journal‑page 26](h:\hj\20250128.docx))

View the latest  [legislative information](https://www.scstatehouse.gov/billsearch.php?billnumbers=3805&session=126&summary=B)  at the website

**VERSIONS OF THIS BILL**

[01/28/2025](https://www.scstatehouse.gov/sess126_2025-2026/prever/3805_20250128.docx)

A bill

TO AMEND THE SOUTH CAROLINA CODE OF LAWS BY ADDING SECTION 29-1-70 SO AS TO PROVIDE A MANDATORY MINIMUM GRACE PERIOD OF TWENTY DAYS FOR A MORTGAGE PAYMENT, TO DEFINE THE TERM “GRACE PERIOD,” AND TO PROVIDE THAT THIS SECTION DOES NOT APPLY TO A SIMPLE INTEREST OR OTHER MORTGAGE IN WHICH INTEREST ACCRUES DAILY.

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

SECTION 1. Chapter 1, Title 29 of the S.C. Code is amended by adding:

Section 29-1-70. (A)(1) A mortgagee in this State is entitled to a grace period of at least twenty days following the due date of the loan payment. The terms of a note securing a mortgage issued in this State shall provide the specific grace period allowed, regardless of whether the twenty-day period required by this section is the only grace period allowed or if more than this minimum twenty-day period is allowed.

(2) For the purposes of this section, “grace period” means the period of time during which payment on a mortgage loan may be made after its due date without incurring a late penalty.

(B) The provisions of this section apply only to a mortgage on which interest is calculated monthly and do not apply to a simple interest mortgage or other mortgage in which interest accrues daily.

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

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