**South Carolina General Assembly**

126th Session, 2025-2026

**H. 4338**

**STATUS INFORMATION**

General Bill

Sponsors: Reps. Sanders, B.L. Cox and Forrest

Document Path: LC-0106PH25.docx

Introduced in the House on April 9, 2025

Currently residing in the House Committee on **Labor, Commerce and Industry**

Summary: Building codes

**HISTORY OF LEGISLATIVE ACTIONS**

 Date Body Action Description with journal page number

 4/9/2025 House Introduced and read first time (House Journal‑page 105)

 4/9/2025 House Referred to Committee on **Labor, Commerce and Industry** (House Journal‑page 105)

View the latest  [legislative information](https://www.scstatehouse.gov/billsearch.php?billnumbers=4338&session=126&summary=B)  at the website

**VERSIONS OF THIS BILL**

[04/09/2025](https://www.scstatehouse.gov/sess126_2025-2026/prever/4338_20250409.docx)

A bill

TO AMEND THE SOUTH CAROLINA CODE OF LAWS BY ADDING SECTIONs 4‑1‑190 AND 5‑25‑950 both so as to prohibit governing bodies from limiting the use of specific styles of exterior cladding or finish materials for residential or commercial buildings.

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

SECTION 1. Chapter 1, Title 4 of the S.C. Code is amended by adding:

 Section 4‑1‑190. (A) A county council may not adopt or enforce an ordinance, provision, building code, or other regulation that prohibits or limits, either directly or indirectly, the use of a specific style of exterior cladding or finish materials for residential or commercial buildings in a manner that is more restrictive than state or national building codes.

 (B) This section does not apply to a special purpose district, overlay zone, or historic area.

SECTION 2. Article 7, Chapter 25, Title 5 of the S.C. Code is amended by adding:

 Section 5‑25‑950. (A) A city council or governing body of an incorporated city or town may not adopt or enforce an ordinance, provision, building code, or other regulation that prohibits or limits, either directly or indirectly, the use of a specific style of exterior cladding or finish materials for residential or commercial buildings in a manner that is more restrictive than state or national building codes.

 (B) This section does not apply to a special purpose district, overlay zone, or historic area.

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

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