

Major SC Bills

On Legislative Action Committee Watch List

2025-2026 Session

May 9, 2025

- H. 3235 Rep. Wendell Gilliard (D-Charleston – p.r. consultant) >LCI
➤ Establishes Coastal Structural Stability Committee
- H. 3350 Rep. Val Guest (R-Myrtle Beach – attorney), Rep. Brandon Newton (R-Lancaster – staff, USC-Lancaster), Rep. Tommy Pope (R-York – attorney), Rep. Bill Taylor (R-Aiken - retired), Rep. Heather Crawford (R-Horry - realtor) >LCI
➤ *(Based on recommendations in the Study Report by House Legislative Oversight Committee on HOA complaints to Dept. of Consumer Affairs)*
 - Mandates internal dispute resolution process for HOAs and outlines minimum requirements;
 - Requires minimum of 48-hour notice of all meetings;
 - Sets forth changes in voting provisions;
 - Requires magistrates court to adjudicate all matters between homeowners and HOAs;
 - Requires responses to complaints filed with the Dept. of Consumer Affairs (DCA) to include copies of relevant portions of documents supporting responses.
- H. 3425 Rep. Annie McDaniel (D-Fairfield - accountant) >LCI
➤ Adds more financial disclosures, stops homeowner utility payments by HOAs, requires meetings before spending unbudgeted funds

- H. 3447 Rep. Todd Rutherford (D-Richland - attorney), Rep. Rosalyn Henderson-Myers (D-Spartanburg – attorney) >Senate Judiciary
- Requires rule to show cause before foreclosure by HOAs; clarifies court filing of HOA rules and regulations (Passed the House with CAI amendment; introduced in the Senate and referred to Judiciary)
- H. 3753 Rep. Fawn Pedalino (R-Clarendon – Realtor), Rep. Brandon Guffey (R-York – Entrepreneur) & Rep. Thomas Beach (R-Anderson – Realtor) >LCI
- Provides that a county may not enact or enforce certain ordinances that do not conform to the Amateur Radio Preemption of the FCC (Debate adjourned in Real Estate Subcommittee)
- H. 3861 Rep. Lee Hewitt (R-Georgetown - Realtor), Rep. Brandon Guffey (R-York – Entrepreneur), Rep. Thomas Beach (R-Anderson – Realtor) >3M
- Prohibits local governments from prohibiting short-term rentals of residential dwellings (Debate adjourned in subcommittee)
- H. 3908 Rep. Beth Bernstein (D-Richland - attorney), Rep. Sylleste Davis (R-Berkeley – retired), Rep. Gilda Cobb-Hunter (D-Orangeburg – social work administrator) >LCI
- Establishes a Multifamily Dwelling Wooden Balcony Code
- H. 4006 Rep. James Teeple (R-Johns Island - business owner), Rep. Heather Crawford (R-Horry - realtor), Rep. Tom Hartnett (R-Charleston – real estate appraiser), Rep. Joe Bustos (R-Charleston – Lt. Col-USA retired), Rep. Brandon Guffey (R-York – Entrepreneur), Rep. Kathy Landing (R-Charleston – financial advisor), Rep. Tommy Pope (R-York – attorney), Rep. Val Guest (R-Myrtle Beach – attorney) >Judiciary

- Requires open HOA board meetings; allows recordings and political signs; prohibits fines for vehicles with expired tags; allows flying of SC & US flags

H. 4560 Rep. Jay Kilmartin (R-Lexington – Columbia business owner), Rep. Sarita Edgerton (R-Spartanburg - realtor) > LCI

- Prohibits HOAs from prohibiting installation of a solar energy system that cannot be seen from the street or a common area surrounding a residence

S. 68 Sen. Greg Hembree (R-Myrtle Beach – attorney) >Judiciary

- Allows political signs in HOA communities and sets forth certain criteria

S. 244 Sen. Shane Massey (R-Edgefield – attorney) & 10 others >House Judiciary

- Tort Reform: CAI maintains the bill makes it more difficult for homeowners to recover losses from structural defects (Sets the statute of repose for construction defects at 10 years, amended many times, passed the Senate, introduced in the House, referred to the Judiciary Committee)

S. 325 Sen. Shane Massey (R-Edgefield – attorney) & Sen. Thomas Alexander (R-Oconee – business owner) >Senate Calendar

- Moves Dept. of Consumer Affairs under the Governor's Office (Committee report favorable, on Senate Calendar)

S. 366 Sen. Josh Kimbrell (R-Spartanburg – aviation leasing), Sen. Billy Garrett (R-Greenwood, Lexington, Saluda – attorney), Sen. Tom Fernandez (R-Dorchester – attorney), Sen. Matt Leber (R-Charleston – retired), Sen. Everette Stubbs (R-York – attorney), Sen. Michael Gambrell (R-Anderson – self-employed), Sen. Tom Corbin

(R-Greenville – businessman), Sen. Roger Nutt (R-Spartanburg – professional engineer) >Judiciary

- Allows flying of SC & numerous other flags, allows homeowners to copy budgets and HOA contracts, prohibits interference in freedom of speech, prohibits foreclosures by HOAs

S. 442 Sen. Brian Adams (R-Berkeley - Appraiser) >Judiciary

- Allows local governments to prohibit short-term rentals of residential dwellings