

# Major SC Bills

## On Legislative Action Committee Watch List

### 2025-2026 Session

March 2, 2026

● Indicates new bills introduced in 2026

- 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 Study Report by House Legislative Oversight Committee on Dept. of Consumer Affairs Involvement with HOAs)*
- 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) >S. Judiciary

- Requires rule to show cause before foreclosure by HOAs; clarifies court filings of HOA rules and regulations (Passed 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. Tommy 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. 4460 Rep. “Jay” Kilmartin (R-Lexington – business owner), Rep. Sarita Edgerton (R-Spartanburg – Realtor) > LCI

- Prohibits HOAs from banning installation of a solar energy system that can’t be seen from the street or a common area surrounding a residence

● H. 4579 Rep. Mike Burns (R-Greenville – businessman) >LCI

- Allows balcony solar panels in HOAs

● H. 4667 Rep. Jason Luck (D-Marlboro – attorney) & Rep. Tiffany Span-Wilder (D-Charleston – attorney) >Judiciary

- Raises magistrates concurrent civil jurisdiction from claims amounting to \$7,500 to \$74,500 and proposes several other amendments to the SC Code pertaining to magistrates

● H. 4813 Rep. Tommy Pope (R-York – attorney) & Rep. Cody Mitchell (R-Darlington – attorney) > S. Judiciary

- Increases fees and costs collected by magistrates, including assessments on all summons and complaint filings and all other civil filings, except for restraining orders (Amended, passed the House; in Senate Judiciary)

- H. 5068 Rep. Carla Schuessler (R-Horry – business development) >Judiciary

  - Allows HOAs to post political signs
  
- H. 5204 Rep. “Jay” Kilmartin (R-Lexington – business owner) >LCI

  - Proposes massive, comprehensive changes to HOA statutes
  
- S. 68 Sen. Greg Hembree (R-Myrtle Beach – attorney) >Judiciary

  - Allows political signs in HOA communities; sets forth certain criteria
  
- S. 244 Sen. Shane Massey (R-Edgefield – attorney) & 10 others >House Judiciary

  - Tort Reform: CAI maintains the original bill makes it more difficult for homeowners to recover losses from structural defects (Amended several times, extends the statute of repose for construction defects from eight years to ten years, passed the Senate, introduced in the House, referred to the Judiciary Committee)
  
- S. 325 Sens. Shane Massey (R-Edgefield – attorney) & Thomas Alexander (R-Oconee – Senate President) >House LCI

  - Moves Dept. of Consumer Affairs under the Governor’s Office
  
- S. 366 Sen. Josh Kimbrell (R-Spartanburg – aviation leasing), Sen. Billy Garrett (R-Greenwood – 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), Sen. Harvey Peeler (R-Cherokee – businessman) >Judiciary

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

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

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

● S. 903      Sens. Tom Young (R-Aiken – attorney), Larry Grooms (R-Berkeley – businessman), Michael Johnson (R-York – attorney)      >Judiciary

- Sets forth additional recording requirements for certain HOA documents for such instruments to be enforceable (e.g., signatures and notarizations)