

## Session 122 - (2017-2018)

**S 0122 General Bill, By Jackson**

***Similar (S 0082, S 0104, S 0576, H 3301, H 3886)***

**Summary:** S.C. Homeowners Association Act

A BILL TO AMEND THE CODE OF LAWS OF SOUTH CAROLINA, 1976, BY ADDING CHAPTER 30 TO TITLE 27 SO AS TO ENACT THE "SOUTH CAROLINA HOMEOWNERS ASSOCIATION ACT", TO DEFINE NECESSARY TERMS, TO INSTRUCT THE SOUTH CAROLINA REAL ESTATE COMMISSION TO OFFER AN ONLINE INSTRUCTION COURSE COVERING THE BASICS OF ASSOCIATION GOVERNANCE AND THE RIGHTS AND RESPONSIBILITIES OF HOMEOWNERS, TO ENUMERATE WHAT SUBJECTS MUST BE INCLUDED IN THE COURSE, TO REQUIRE A HOMEOWNER SUBJECT TO AN ASSOCIATION THAT IS SELLING HIS PROPERTY TO DISCLOSE THE GOVERNING DOCUMENTS TO A PROSPECTIVE BUYER AND TO REQUIRE AN ASSOCIATION TO MAKE GOVERNING DOCUMENTS AVAILABLE TO OWNERS; AND TO AMEND SECTION 22-3-10, RELATING TO A MAGISTRATES' CIVIL JURISDICTION, SO AS TO PROVIDE THAT A MAGISTRATE HAS JURISDICTION OVER ACTIONS BETWEEN A HOMEOWNERS' ASSOCIATION AND A HOMEOWNER REGARDING SPECIFIC PERFORMANCE AND ACCESS TO THE ASSOCIATION'S RECORDS.

**12/13/16 Senate Prefiled**

**12/13/16 Senate Referred to Committee on Judiciary**

**01/10/17 Senate Introduced and read first time (Senate Journal-page 70)**

**01/10/17 Senate Referred to Committee on Judiciary (Senate Journal-page 70)**

**01/20/17 Senate Referred to Subcommittee: Malloy (ch), Climer, Goldfinch**