

## Session 115 - (2003-2004)

**H\*3507 (Rat #0405, Act #0015 of 2005) General Bill, By McGee, Coates, Harrison, Sinclair and Cotty**

**Summary:** Lessor of real estate; fixtures and equipment subject to commercial lease agreement; provisions

AN ACT TO AMEND THE CODE OF LAWS OF SOUTH CAROLINA, 1976, BY ADDING SECTION 27-35-75 SO AS TO PROVIDE FOR CERTAIN REQUIREMENTS OF A LESSEE IN A COMMERCIAL LEASE AGREEMENT OR SECURITY AGREEMENT TO ENSURE REASONABLE PROTECTION OF THE SUBJECT PROPERTY, TO PROVIDE FOR THE RIGHT OF ACCESS BY A LESSOR TO REAL ESTATE, FIXTURES, AND EQUIPMENT THAT ARE SUBJECT TO A COMMERCIAL LEASE OR SECURITY AGREEMENT FOR THE PURPOSE OF REASONABLE PROTECTION OF THE LEASED PROPERTY UPON TWENTY-FOUR HOURS' WRITTEN NOTICE TO THE LESSEE, TO PROVIDE FOR EMERGENCY CIRCUMSTANCES, TO PROVIDE THAT THE LESSEE MAY NOT UNREASONABLY WITHHOLD CONSENT TO ACCESS, AND TO PROVIDE THAT THESE PROVISIONS APPLY TO ALL CURRENT AND FUTURE SUBJECT AGREEMENTS. -

ratified title

02/04/03	House	Introduced and read first time HJ-32
02/04/03	House	Referred to Committee on Judiciary HJ-32
02/13/03	House	Member(s) request name added as sponsor: Cotty
04/02/03	House	Committee report: Favorable with amendment Judiciary HJ-98
04/03/03		Scrivener's error corrected
04/08/03	House	Amended HJ-94
04/08/03	House	Read second time HJ-94
04/09/03	House	Read third time and sent to Senate HJ-32
04/09/03		Scrivener's error corrected
04/09/03	Senate	Introduced and read first time SJ-18
04/09/03	Senate	Referred to Committee on Judiciary SJ-18
05/19/04	Senate	Committee report: Favorable with amendment Judiciary SJ-36
05/20/04	Senate	Amended SJ-34
05/20/04	Senate	Read second time SJ-34
05/20/04	Senate	Ordered to third reading with notice of amendments SJ-34
05/27/04	Senate	Read third time and returned to House with amendments SJ-182
06/02/04	House	Concurred in Senate amendment and enrolled HJ-10
06/03/04		Ratified R 405
11/09/04		Vetoed by Governor
01/12/05	House	Veto overridden by originating body Yeas-102 Nays-13 HJ-37
01/18/05	Senate	Veto overridden Yeas-35 Nays-1 SJ-5
01/25/05		Copies available
01/25/05		Effective date See Act
02/16/05		Act No. 15