**A** **BILL**

TO AMEND SECTION 27-37-10 OF THE 1976 CODE, RELATING TO GROUNDS FOR EJECTMENT OF A TENANT, TO PROVIDE THAT AN EVICTION PROCEEDING MUST BE EXPEDITED IF A TENANT OR ANOTHER PERSON WHO IS ON THE PREMISES WITH THE TENANT’S PERMISSION OR WHO IS ALLOWED ACCESS TO THE PREMISES BY THE TENANT DELIBERATELY OR NEGLIGENTLY DESTROYS, DEFACES, DAMAGES, IMPAIRS, OR REMOVES ANY PART OF THE PREMISES OR ENGAGES IN CRIMINAL ACTIVITY ON THE PREMISES.

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

SECTION 1. Section 27-37-10 of the 1976 Code is amended by adding an appropriately lettered subsection to read:

“( )(1) A magistrate must expedite an eviction by ordering a tenant to vacate the premises occupied by him within twenty-four hours if, after a landlord or his agent applies to have a tenant evicted pursuant to Section 27-37-20, a tenant or another person who is on the premises with the tenant’s permission or who is allowed access to the premises by the tenant:

(i) deliberately or negligently destroys, defaces, damages, impairs, or removes any part of the premises; or

(ii) engages in criminal activity on the premises.

(2) The order expediting eviction must be supported by a finding supported by cause shown by the landlord or his agent that the tenant is engaged in the activities described herein.”

SECTION 2. This act takes effect upon approval by the Governor.

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