**South Carolina General Assembly**

124th Session, 2021-2022

**H. 4994**

**STATUS INFORMATION**

General Bill

Sponsors: Reps. Ligon, B. Newton, Hiott, Haddon, Nutt, Ott, Kirby, Chumley, Burns, Bryant and V.S. Moss

Document Path: l:\council\bills\jn\3528ph22.docx

Companion/Similar bill(s): 420

Introduced in the House on February 17, 2022

Introduced in the Senate on April 7, 2022

Last Amended on April 6, 2022

Currently residing in the Senate Committee on **Judiciary**

Summary: Residential Property Disclosure Statements

**HISTORY OF LEGISLATIVE ACTIONS**

Date Body Action Description with journal page number

2/17/2022 House Introduced and read first time ([House Journal‑page 8](file:///h:\hj\20220217.docx))

2/17/2022 House Referred to Committee on **Agriculture, Natural Resources and Environmental Affairs** ([House Journal‑page 62](file:///h:\hj\20220217.docx))

3/31/2022 House Committee report: Favorable with amendment **Agriculture, Natural Resources and Environmental Affairs** ([House Journal‑page 24](file:///h:\hj\20220331.docx))

4/5/2022 House Requests for debate‑Rep(s).  Govan, Bamberg, Ott, Thigpen, Long, Henderson‑Myers, Brawley, Cobb‑Hunter ([House Journal‑page 18](file:///h:\hj\20220405.docx))

4/5/2022 Scrivener's error corrected

4/6/2022 House Requests for debate removed‑Rep(s).  Bamberg, Ott, Cobb‑Hunter, Govan, Henderson‑Meyers, Long, Thigpen, Brawley ([House Journal‑page 71](file:///h:\hj\20220406.docx))

4/6/2022 House Amended ([House Journal‑page 160](file:///h:\hj\20220406.docx))

4/6/2022 House Read second time ([House Journal‑page 160](file:///h:\hj\20220406.docx))

4/6/2022 House Roll call Yeas‑105 Nays‑0 ([House Journal‑page 161](file:///h:\hj\20220406.docx))

4/7/2022 House Read third time and sent to Senate

4/7/2022 Senate Introduced and read first time ([Senate Journal‑page 11](file:///h:\sj\20220407.docx))

4/7/2022 Senate Referred to Committee on **Judiciary** ([Senate Journal‑page 11](file:///h:\sj\20220407.docx))

4/7/2022 Scrivener's error corrected

View the latest [legislative information](http://www.scstatehouse.gov/billsearch.php?billnumbers=4994&session=124&summary=B) at the website

**VERSIONS OF THIS BILL**

[2/17/2022](file:///p:\pprever\2021-22\4994_20220217.docx)

[3/31/2022](file:///p:\pprever\2021-22\4994_20220331.docx)

[4/5/2022](file:///p:\pprever\2021-22\4994_20220405.docx)

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[4/7/2022](file:///p:\pprever\2021-22\4994_20220407.docx)

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Indicates New Matter

AMENDED

April 6, 2022

**H. 4994**

Introduced by Reps. Ligon, B. Newton, Hiott, Haddon, Nutt, Ott, Kirby, Chumley, Burns, Bryant and V.S. Moss

S. Printed 4/6/22--H. [SEC 4/7/22 12:34 PM]

Read the first time February 17, 2022.

**A** **BILL**

TO AMEND SECTION 27‑50‑40, CODE OF LAWS OF SOUTH CAROLINA, 1976, RELATING TO DISCLOSURE STATEMENTS REQUIRED FOR REAL PROPERTY TRANSACTIONS, SO AS TO REQUIRE THE DISCLOSURE OF ADJACENT PROPERTY UTILIZED FOR AGRICULTURAL PURPOSES.

Amend Title To Conform

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

SECTION 1. Section 27‑50‑80 of the 1976 Code is amended to read:

“Section 27‑50‑80. This article does not limit the obligation of the purchaser to inspect the physical condition of the property and improvements that are the subject of a contract covered by this article. The purchaser is solely responsible for investigating off-site conditions of the property including, but not limited to, adjacent properties being used for agricultural purposes. The real estate licensee, whether acting as listing agent or selling agent, has no duty to inspect the on-site or off-site conditions of the property and any improvements.”

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

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