

## Session 126 - (2025-2026)

### S 0116 General Bill, By Adams

#### *Similar (H 3908)*

#### **Summary:** Multi Family Dwellings

A BILL TO AMEND THE SOUTH CAROLINA CODE OF LAWS SO AS TO ENACT THE "MULTIFAMILY DWELLING SAFETY ACT"; BY ADDING SECTION 20-21-110 SO AS TO PROVIDE DEFINITIONS FOR A MULTIFAMILY DWELLING AND OTHER TERMS; BY ADDING SECTION 20-21-120 SO AS TO DEFINE A QUALIFIED INSPECTOR OF MULTIFAMILY DWELLINGS; BY ADDING SECTION 20-21-130 SO AS TO REQUIRE THE DEPARTMENT OF LABOR, LICENSING AND REGULATION TO ADOPT A MULTIFAMILY DWELLING BALCONY CODE ESTABLISHING MINIMUM STANDARDS FOR BALCONY RAILINGS THAT ARE PRIMARILY CONSTRUCTED OF WOOD AND ARE LOCATED IN MULTIFAMILY DWELLINGS; BY ADDING SECTION 20-21-140 SO AS TO REQUIRE THE DEPARTMENT TO PERIODICALLY CONDUCT INSPECTIONS OF SUCH BALCONIES TO ASCERTAIN COMPLIANCE WITH THE CODE; BY ADDING SECTION 20-21-150 SO AS TO PROVIDE THAT THE DEPARTMENT SHALL CHARGE A PROPERTY OWNER A FEE FOR INSPECTIONS MADE TO ENFORCE THE MULTIFAMILY DWELLING BALCONY CODE; BY ADDING SECTION 20-21-160 SO AS TO PROVIDE REMEDIES FOR VIOLATIONS; BY ADDING SECTION 20-21-170 SO AS TO PROVIDE THAT THE DEPARTMENT MAY AUTHORIZE WAIVERS OR EXEMPTIONS UNDER THE MULTIFAMILY DWELLING BALCONY CODE; AND BY ADDING SECTION 20-21-180 SO AS TO PROVIDE PENALTIES FOR VIOLATION OF THE MULTIFAMILY DWELLING BALCONY CODE.

**12/11/24 Senate Prefiled**

**12/11/24 Senate Referred to Committee on Judiciary**

**01/14/25 Senate Introduced and read first time (Senate Journal-page 77)**

**01/14/25 Senate Referred to Committee on Judiciary (Senate Journal-page 77)**

**01/17/25 Scrivener's error corrected**