

Session 126 - (2025-2026)

H 5113 General Bill, By Brewer, M.M. Smith, Guffey, B. Newton, Lawson, Sessions, Robbins, Gatch, Neese, Kirby, Waters, C. Mitchell, Yow, Atkinson, Forrest, Gagnon, Guest, Hayes, Herbkersman, Hiott, J.L. Johnson, Wooten, Chapman and Ligon

Summary: Modular Homes

A BILL TO AMEND THE SOUTH CAROLINA CODE OF LAWS BY ADDING SECTION 6-29-735 SO AS TO PROHIBIT LOCAL GOVERNMENTS FROM PREVENTING THE CONTINUANCE OF LAWFUL NONCONFORMING USE OF PROPERTY WHEN A PREEXISTING MANUFACTURED HOME OR MOBILE HOME IS REPLACED WITH A NEW MANUFACTURED HOME OR MOBILE HOME, TO PROVIDE EXCEPTIONS, AND TO PROVIDE DEFINITIONS; AND BY AMENDING SECTION 23-43-85, RELATING TO STANDARDS FOR PLACEMENT OF MODULAR HOMES; DISPLAY MODELS, SO AS TO PROVIDE THAT THE SECTION APPLIES TO ON-FRAME MODULAR HOMES AND TO REMOVE A FIVE-YEAR RESTRICTION ON DISPLAY MODELS BEING USED FOR RESIDENTIAL USE.

02/05/26	House	Introduced and read first time (House Journal-page 15)
02/05/26	House	Referred to Committee on Labor, Commerce and Industry (House Journal-page 15)
02/24/26	House	Member(s) request name added as sponsor: Chapman
02/25/26	House	Member(s) request name added as sponsor: Ligon
03/24/26	House	Committee report: Favorable with amendment Labor, Commerce and Industry (House Journal-page 16)
03/25/26	House	Amended (House Journal-page 36)
03/25/26	House	Read second time (House Journal-page 36)
03/25/26	House	Roll call Yeas-117 Nays-0 (House Journal-page 38)
03/26/26	House	Read third time and sent to Senate (House Journal-page 33)
03/26/26	Senate	Introduced and read first time (Senate Journal-page 13)
03/26/26	Senate	Referred to Committee on Judiciary (Senate Journal-page 13)