

Session 126 - (2025-2026)

H*5113 (Rat #0256) 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

AN ACT 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 IS REPLACED WITH ANOTHER SPECIFIC MANUFACTURED HOME, TO PROVIDE EXCEPTIONS, AND TO PROVIDE DEFINITIONS; BY AMENDING SECTION 23-43-85, RELATING TO STANDARDS FOR MODULAR HOMES AND DISPLAY MODELS, SO AS TO PROVIDE THAT THE STANDARDS ONLY APPLY TO ON-FRAME MODULAR HOMES AND TO REMOVE A FIVE-YEAR RESTRICTION ON DISPLAY MODELS BEING USED FOR RESIDENTIAL USE; AND BY AMENDING SECTION 6-35-30, RELATING TO RESIDENTIAL IMPROVEMENT DISTRICTS, SO AS TO ALLOW FOR JOINT RESIDENTIAL IMPROVEMENT DISTRICTS BETWEEN DIFFERENT JURISDICTIONS. - RATIFIED TITLE

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)
04/29/26	Senate	Committee report: Favorable Judiciary (Senate Journal-page 21)
05/07/26	Senate	Amended (Senate Journal-page 46)
05/07/26	Senate	Read second time (Senate Journal-page 46)
05/07/26	Senate	Roll call Ayes-46 Nays-0 (Senate Journal-page 46)
05/08/26		Scrivener's error corrected
05/12/26	Senate	Read third time and returned to House with amendments (Senate Journal-page 23)
05/12/26	Senate	Roll call Ayes-46 Nays-0 (Senate Journal-page 23)
05/14/26	House	Concurred in Senate amendment and enrolled (House Journal-page 23)
05/14/26	House	Roll call Yeas-107 Nays-0 (House Journal-page 23)
05/15/26		Ratified R 256
05/19/26		Signed By Governor