

## Session 126 - (2025-2026)

**H\*5113 (Rat #0256, Act #0241 of 2026) 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:** Manufactured and 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

<b>02/05/26</b>	<b>House</b>	<b>Introduced and read first time (House Journal-page 15)</b>
<b>02/05/26</b>	<b>House</b>	<b>Referred to Committee on Labor, Commerce and Industry (House Journal-page 15)</b>
<b>02/24/26</b>	<b>House</b>	<b>Member(s) request name added as sponsor: Chapman</b>
<b>02/25/26</b>	<b>House</b>	<b>Member(s) request name added as sponsor: Ligon</b>
<b>03/24/26</b>	<b>House</b>	<b>Committee report: Favorable with amendment Labor, Commerce and Industry (House Journal-page 16)</b>
<b>03/25/26</b>	<b>House</b>	<b>Amended (House Journal-page 36)</b>
<b>03/25/26</b>	<b>House</b>	<b>Read second time (House Journal-page 36)</b>
<b>03/25/26</b>	<b>House</b>	<b>Roll call Yeas-117 Nays-0 (House Journal-page 38)</b>
<b>03/26/26</b>	<b>House</b>	<b>Read third time and sent to Senate (House Journal-page 33)</b>
<b>03/26/26</b>	<b>Senate</b>	<b>Introduced and read first time (Senate Journal-page 13)</b>
<b>03/26/26</b>	<b>Senate</b>	<b>Referred to Committee on Judiciary (Senate Journal-page 13)</b>
<b>04/29/26</b>	<b>Senate</b>	<b>Committee report: Favorable Judiciary (Senate Journal-page 21)</b>
<b>05/07/26</b>	<b>Senate</b>	<b>Amended (Senate Journal-page 46)</b>
<b>05/07/26</b>	<b>Senate</b>	<b>Read second time (Senate Journal-page 46)</b>
<b>05/07/26</b>	<b>Senate</b>	<b>Roll call Ayes-46 Nays-0 (Senate Journal-page 46)</b>
<b>05/08/26</b>		<b>Scrivener's error corrected</b>
<b>05/12/26</b>	<b>Senate</b>	<b>Read third time and returned to House with amendments (Senate Journal-page 23)</b>
<b>05/12/26</b>	<b>Senate</b>	<b>Roll call Ayes-46 Nays-0 (Senate Journal-page 23)</b>
<b>05/14/26</b>	<b>House</b>	<b>Concurred in Senate amendment and enrolled (House Journal-page 23)</b>
<b>05/14/26</b>	<b>House</b>	<b>Roll call Yeas-107 Nays-0 (House Journal-page 23)</b>
<b>05/15/26</b>		<b>Ratified R 256</b>
<b>05/19/26</b>		<b>Signed By Governor</b>
<b>06/05/26</b>		<b>Effective date 05/19/26</b>
<b>06/03/26</b>		<b>Act No. 241</b>