

## 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**

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**