

## Session 126 - (2025-2026)

### **S 0069 General Bill, By Hembree and Bennett**

#### **Summary:** Lodging Accommodations Ejectment

A BILL TO AMEND THE SOUTH CAROLINA CODE OF LAWS BY AMENDING SECTION 27-40-120, RELATING TO THE PURPOSES AND RULES OF CONSTRUCTION FOR THE RESIDENTIAL LANDLORD AND TENANT ACT, SO AS TO EXEMPT CERTAIN TENANCIES FROM THE ACT; BY ADDING SECTION 45-2-65 SO AS TO AUTHORIZE AN INNKEEPER TO REQUEST ASSISTANCE FROM LAW ENFORCEMENT TO EJECT A PERSON AND TO PROVIDE THAT A PERSON EJECTED FROM A CAMPGROUND HAS TEN DAYS TO MAKE A CLAIM FOR PROPERTY LEFT AT THE TIME OF EJECTMENT; BY ADDING SECTION 27-37-200 SO AS TO PROVIDE THAT A PROPERTY OWNER MAY REQUEST FROM THE SHERIFF IMMEDIATE REMOVAL OF A PERSON UNLAWFULLY OCCUPYING A RESIDENTIAL DWELLING PURSUANT TO THIS SECTION PROVIDED CERTAIN CONDITIONS ARE MET; BY ADDING SECTION 16-11-785 SO AS TO PROVIDE THAT A PERSON WHO UNLAWFULLY DETAINS OR OCCUPIES OR TRESPASSES UPON A RESIDENTIAL DWELLING AND WHO INTENTIONALLY DAMAGES THE DWELLING CAUSING MORE THAN ONE THOUSAND DOLLARS IN DAMAGE IS GUILTY OF A FELONY; BY ADDING SECTION 16-11-790 SO AS TO PROVIDE THAT A PERSON WHO LISTS OR ADVERTISES RESIDENTIAL REAL PROPERTY FOR SALE KNOWING THAT THE SELLER HAS NO LEGAL AUTHORITY OR RENTS KNOWING THE PERSON HAS NO LAWFUL OWNERSHIP IN THE PROPERTY IS GUILTY OF A FELONY; AND BY ADDING SECTION 16-11-795 SO AS TO PROVIDE THAT A PERSON WHO KNOWINGLY PRESENTS TO ANOTHER PERSON A FALSE DOCUMENT PURPORTING TO BE A VALID LEASE AGREEMENT, DEED, OR OTHER INSTRUMENT IS GUILTY OF A MISDEMEANOR.

**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 58)**

**01/14/25 Senate Referred to Committee on Judiciary (Senate Journal-page 58)**