

Session 126 - (2025-2026)

H 3233 General Bill, By Gilliard

Summary: Landlord liability

A BILL TO AMEND THE SOUTH CAROLINA CODE OF LAWS BY ADDING SECTION 27-40-435 SO AS TO IMPOSE UPON LANDLORDS A DUTY TO PROVIDE CERTAIN SECURITY TO PROTECT TENANTS FROM CRIMINAL ACTIVITIES OF THIRD PARTIES, TO PROVIDE LANDLORDS WHO ARE NEGLIGENT IN THE PERFORMANCE OF THIS DUTY MAY BE LIABLE FOR DAMAGES PROXIMATELY CAUSED TO THE TENANT BY SUCH CRIMINAL ACTIVITIES, TO IMPOSE RELATED DUTIES CONCERNING SECURITY MEASURES THAT MUST BE PROVIDED, AND TO PROVIDE A NECESSARY DEFINITION.

12/05/24 House Prefiled

12/05/24 House Referred to Committee on Judiciary

01/14/25 House Introduced and read first time (House Journal-page 138)

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02/05/25 Scrivener's error corrected