

## Session 111 - (1995-1996)

**H\*3733 (Rat #0167, Act #0112 of 1995) General Bill, By L.L. Elliott, Bailey, G.A. Brown, T. Brown, B.D. Cain, C.D. Chamblee, Davenport, Govan, J. Hines, Inabinett, M.F. Jaskwhich, Jennings, M.H. Kinon, Littlejohn, Lloyd, Meacham, Neilson, Phillips, Rhoad, E.C. Stoddard and D.A. Wright**

A Bill to amend Section 27-40-210, Code of Laws of South Carolina, 1976, relating to definitions under the Residential Landlord and Tenant Act, so as to add certain language to the definition of "fair-market rental value", and add a definition for "security deposit"; to amend Section 27-40-240, relating to notice provisions under the Residential Landlord and Tenant Act, so as to, among other things, clarify certain references, and delete the reference to a repealed Code Section; to amend Section 27-40-530, relating to tenant obligations and access, so as to provide that a tenant shall not change locks on the dwelling unit without the permission of the landlord; to amend Section 27-40-650, relating to tenant remedies and fire or casualty damage, so as to provide that unless fire or casualty was due to the tenant's negligence or otherwise caused by the tenant, if the rental agreement is terminated, the landlord shall return security recoverable under Section 27-40-410 and all prepaid rent, and provide that a landlord may withhold the tenant's security deposit or prepaid rent if the fire or casualty was due to the tenant's negligence or otherwise caused by the tenant, but that if the landlord withholds a security deposit or prepaid rent, he must comply with the notice requirement in Section 27-40-410(A); to amend Section 27-40-720, relating to landlord remedies and noncompliance affecting health and safety, so as to provide, among other things, that the tenant shall reimburse the landlord for certain costs; to amend Section 27-40-730, relating to landlord remedies for absence, nonuse, and abandonment of a dwelling unit, so as to provide that if the tenant has voluntarily terminated the utilities and there is an unexplained absence of a tenant after default in payment of rent, abandonment is considered immediate and the fifteen-day rule does not apply; and to amend Section 27-40-790, relating to the Residential Landlord and Tenant Act and the payment of rent into court, so as to delete the word "judgment" and replace it with the word "decision".-amended title

<b>03/02/95</b>	<b>House</b>	<b>Introduced and read first time HJ-9</b>
<b>03/02/95</b>	<b>House</b>	<b>Referred to Committee on Labor, Commerce and Industry HJ-10</b>
<b>04/05/95</b>	<b>House</b>	<b>Committee report: Favorable with amendment Labor, Commerce and Industry HJ-2</b>
<b>04/11/95</b>	<b>House</b>	<b>Objection by Rep. Cotty HJ-21</b>
<b>04/11/95</b>	<b>House</b>	<b>Amended HJ-21</b>
<b>04/11/95</b>	<b>House</b>	<b>Read second time HJ-21</b>
<b>04/12/95</b>	<b>House</b>	<b>Read third time and sent to Senate HJ-60</b>
<b>04/18/95</b>	<b>Senate</b>	<b>Introduced and read first time SJ-23</b>
<b>04/18/95</b>	<b>Senate</b>	<b>Referred to Committee on Judiciary SJ-23</b>
<b>05/24/95</b>	<b>Senate</b>	<b>Committee report: Favorable with amendment Judiciary SJ-25</b>
<b>05/29/95</b>	<b>Senate</b>	<b>Amended SJ-26</b>
<b>05/29/95</b>	<b>Senate</b>	<b>Read second time SJ-26</b>
<b>05/30/95</b>	<b>Senate</b>	<b>Read third time and returned to House with amendments SJ-56</b>
<b>05/31/95</b>	<b>House</b>	<b>Concurred in Senate amendment and enrolled HJ-6</b>
<b>06/06/95</b>		<b>Ratified R 167</b>
<b>06/12/95</b>		<b>Signed By Governor</b>
<b>06/12/95</b>		<b>Effective date 06/12/95</b>
<b>08/11/95</b>		<b>Copies available</b>
<b>08/11/95</b>		<b>Act No. 112</b>