

## Session 115 - (2003-2004)

**H\*3858 (Rat #0411, Act #0287 of 2004) General Bill, By Edge, Harrison, Herbkersman, Duncan and Clemmons**

**Summary:** Vested Rights Act

AN ACT TO AMEND THE CODE OF LAWS OF SOUTH CAROLINA, 1976, BY ADDING ARTICLE 11 TO CHAPTER 29 OF TITLE 6 SO AS TO ENACT THE "VESTED RIGHTS ACT" BY PROVIDING FOR THE ESTABLISHMENT OF VESTED PROPERTY RIGHTS ALLOWING THE COMMENCEMENT AND COMPLETION OF DEVELOPMENT AND USE OF PROPERTY PURSUANT TO A SITE SPECIFIC DEVELOPMENT PLAN OR AN APPROVED PHASE DEVELOPMENT PLAN, TO PROVIDE FOR THE LOCAL GOVERNMENT ACTS AND FACTORS TRIGGERING A VESTED RIGHT, TO LIMIT THE VESTING FOR A TERM OF YEARS, TO PROTECT THE HOLDER OF VESTED RIGHTS FROM ZONING CHANGES UNLESS CERTAIN CONDITIONS ARE MET AND TO PROVIDE THAT A VESTED RIGHT ATTACHES TO AND RUNS WITH THE PROPERTY; AND TO AMEND SECTION 6-29-1320, RELATING TO EDUCATIONAL REQUIREMENTS FOR LOCAL PLANNING AND ZONING OFFICIALS, SO AS TO FURTHER PROVIDE FOR DATES OF COMPLIANCE. - ratified title

03/26/03	House	Introduced and read first time HJ-72
03/26/03	House	Referred to Committee on Judiciary HJ-72
02/17/04	House	Member(s) request name added as sponsor: Duncan, Clemmons
02/18/04	House	Committee report: Favorable with amendment Judiciary HJ-17
02/19/04		Scrivener's error corrected
02/25/04	House	Amended HJ-32
02/25/04	House	Read second time HJ-37
02/26/04	House	Read third time and sent to Senate HJ-17
02/26/04	Senate	Introduced and read first time SJ-9
02/26/04	Senate	Referred to Committee on Judiciary SJ-9
05/19/04	Senate	Committee report: Favorable with amendment Judiciary SJ-38
05/20/04	Senate	Amended SJ-25
05/20/04	Senate	Read second time SJ-25
05/20/04	Senate	Ordered to third reading with notice of amendments SJ-25
05/24/04		Scrivener's error corrected
05/27/04	Senate	Read third time and returned to House with amendments SJ-182
06/02/04	House	Concurred in Senate amendment and enrolled HJ-9
06/03/04		Ratified R 411
07/22/04		Signed By Governor
07/28/04		Copies available
07/28/04		Effective date See Act for Effective Date
08/03/04		Act No. 287