**South Carolina General Assembly**

120th Session, 2013-2014

**A71, R84, S562**

**STATUS INFORMATION**

General Bill

Sponsors: Senators Campsen and Davis

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Introduced in the Senate on March 21, 2013

Introduced in the House on May 2, 2013

Last Amended on April 30, 2013

Passed by the General Assembly on June 5, 2013

Governor's Action: June 13, 2013, Signed

Summary: Rental recovery for improvements made in good faith

**HISTORY OF LEGISLATIVE ACTIONS**

 Date Body Action Description with journal page number

 3/21/2013 Senate Introduced and read first time ([Senate Journal‑page 7](file:///h%3A%5CSJ%20Archive%5C2013%5C03-21-13.docx))

 3/21/2013 Senate Referred to Committee on **Judiciary** ([Senate Journal‑page 7](file:///h%3A%5CSJ%20Archive%5C2013%5C03-21-13.docx))

 3/27/2013 Senate Referred to Subcommittee: Campsen (ch), S.Martin, McElveen

 4/24/2013 Senate Polled out of committee **Judiciary** ([Senate Journal‑page 10](file:///h%3A%5CSJ%20Archive%5C2013%5C04-24-13.docx))

 4/24/2013 Senate Committee report: Favorable **Judiciary** ([Senate Journal‑page 10](file:///h%3A%5CSJ%20Archive%5C2013%5C04-24-13.docx))

 4/30/2013 Senate Amended ([Senate Journal‑page 31](file:///h%3A%5CSJ%20Archive%5C2013%5C04-30-13.docx))

 4/30/2013 Senate Read second time ([Senate Journal‑page 31](file:///h%3A%5CSJ%20Archive%5C2013%5C04-30-13.docx))

 4/30/2013 Senate Roll call Ayes‑40 Nays‑1 ([Senate Journal‑page 31](file:///h%3A%5CSJ%20Archive%5C2013%5C04-30-13.docx))

 5/1/2013 Senate Read third time and sent to House ([Senate Journal‑page 69](file:///h%3A%5CSJ%20Archive%5C2013%5C05-01-13.docx))

 5/2/2013 House Introduced and read first time ([House Journal‑page 18](file:///h%3A%5CHJ%20Archive%5C2013%5C05-02-13.docx))

 5/2/2013 House Referred to Committee on **Ways and Means** ([House Journal‑page 18](file:///h%3A%5CHJ%20Archive%5C2013%5C05-02-13.docx))

 5/14/2013 House Recalled from Committee on **Ways and Means** ([House Journal‑page 33](file:///h%3A%5CHJ%20Archive%5C2013%5C05-14-13.docx))

 5/14/2013 House Referred to Committee on **Judiciary** ([House Journal‑page 33](file:///h%3A%5CHJ%20Archive%5C2013%5C05-14-13.docx))

 5/30/2013 House Committee report: Favorable **Judiciary** ([House Journal‑page 7](file:///h%3A%5CHJ%20Archive%5C2013%5C05-30-13.docx))

 6/4/2013 House Read second time ([House Journal‑page 15](file:///h%3A%5CHJ%20Archive%5C2013%5C06-04-13.docx))

 6/4/2013 House Roll call Yeas‑106 Nays‑0 ([House Journal‑page 15](file:///h%3A%5CHJ%20Archive%5C2013%5C06-04-13.docx))

 6/5/2013 House Read third time and enrolled ([House Journal‑page 9](file:///h%3A%5CHJ%20Archive%5C2013%5C06-05-13.docx))

 6/11/2013 Ratified R 84

 6/13/2013 Signed By Governor

 6/20/2013 Effective date 06/13/13

 6/24/2013 Act No. 71

**VERSIONS OF THIS BILL**

[3/21/2013](file:///p%3A%5Cpprever%5C2013-14%5C562_20130321.docx)

[4/24/2013](file:///p%3A%5Cpprever%5C2013-14%5C562_20130424.docx)

[4/30/2013](file:///p%3A%5Cpprever%5C2013-14%5C562_20130430.docx)

[5/30/2013](file:///p%3A%5Cpprever%5C2013-14%5C562_20130530.docx)

(A71, R84, S562)

**AN ACT** **TO AMEND SECTION 27‑27‑10, CODE OF LAWS OF SOUTH CAROLINA, 1976, RELATING TO THE RECOVERY OF THE VALUE OF IMPROVEMENTS MADE IN GOOD FAITH IN AN ACTION TO RECOVER LANDS AND TENEMENTS, SO AS TO PROVIDE THAT THE DEFENDANT SHALL BE ENTITLED TO RECOVER THE FULL VALUE OF ALL IMPROVEMENTS IF THE DEFENDANT PURCHASED OR ACQUIRED TITLE TO THE LANDS AND TENEMENTS.**

Be it enacted by the General Assembly of the State of South Carolina:

**Recovery of certain improvements on acquired lands and tenements**

SECTION 1. Section 27‑27‑10 of the 1976 Code is amended to read:

 “Section 27‑27‑10. After final judgment in favor of the plaintiff in an action to recover lands and tenements, if the defendant has purchased or acquired the lands and tenements recovered in such action or taken a lease thereof or those under whom he holds have purchased or acquired a title to such lands and tenements or taken a lease thereof, supposing at the time of such purchase or acquisition such title to be good in fee or such lease to convey and secure the title and interest therein expressed, such defendant shall be entitled to recover of the plaintiff in such action the full value of all improvements made upon such land by such defendant or those under whom he claims, in the manner provided in this chapter.”

**Time effective**

SECTION 2. This act takes effect upon approval by the Governor.

Ratified the 11th day of June, 2013.

Approved the 13th day of June, 2013.

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