**A** **BILL**

TO AMEND CHAPTER 1, TITLE 15, CODE OF LAWS OF SOUTH CAROLINA, 1976, RELATING TO CIVIL REMEDIES AND PROCEDURES, BY ADDING SECTION 15‑1‑350 SO AS TO PROVIDE THAT IF AN APARTMENT IS CONVERTED INTO A CONDOMINIUM, THE PROTECTIONS AND WARRANTIES GRANTED TO A PURCHASER OF A RESIDENTIAL PROPERTY IS EXTENDED TO THE PURCHASER OF A CONVERTED APARTMENT, AND TO PROVIDE THAT THIS ACT DOES NOT AFFECT ANY PENDING ACTION.

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

SECTION 1. Chapter 1, Title 15 of the 1976 Code is amended by adding:

“Section 15‑1‑350. If an apartment is converted into a condominium, the protections and warranties granted to a purchaser of a residential property is extended to the purchaser of a converted apartment.”

SECTION 2. The repeal or amendment by this act of any law, whether temporary or permanent or civil or criminal, does not affect pending actions, rights, duties, or liabilities founded thereon, or alter, discharge, release or extinguish any penalty, forfeiture, or liability incurred under the repealed or amended law, unless the repealed or amended provision shall so expressly provide. After the effective date of this act, all laws repealed or amended by this act must be taken and treated as remaining in full force and effect for the purpose of sustaining any pending or vested right, civil action, special proceeding, criminal prosecution, or appeal existing as of the effective date of this act, and for the enforcement of rights, duties, penalties, forfeitures, and liabilities as they stood under the repealed or amended laws.

SECTION 3. This act takes effect upon approval by the Governor.

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