**A** **BILL**

TO AMEND CHAPTER 1, TITLE 27 OF THE 1976 CODE, RELATING TO PROPERTY AND CONVEYANCES, TO PROVIDE THAT A MEMBER OF THE ARMED FORCES WHO IS DEPLOYED OR MOBILIZED OUTSIDE OF THIS STATE, OR RECEIVES ORDERS FOR A PERMANENT CHANGE OF STATION OUTSIDE OF THIS STATE, OR A CIVILIAN EMPLOYEE OF THE DEPARTMENT OF DEFENSE PERFORMING TEMPORARY DUTY OUTSIDE OF THE STATE IN SUPPORT OF THE ARMED FORCES, SHALL BE ELIGIBLE TO WAIVE ANY UNPAID HOMEOWNERS’ ASSOCIATION REGIME FEES THAT ACCRUE DURING THE TIME PERIOD THAT THE PERSON IS DEPLOYED, TO PROVIDE THAT THE ASSOCIATION MUST GRANT THE WAIVER IF THE PERSON PROVIDES COPIES OF THE ORDERS THAT REQUIRE SERVICE OUTSIDE OF THIS STATE AND A VALID MILITARY IDENTIFICATION CARD, AND TO EXTEND THE PROVISIONS OF THIS SECTION TO DEPENDENTS RESIDING WITH THE SERVICE MEMBER.

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

SECTION 1. Chapter 1, Title 27 of the 1976 Code is amended by adding:

“Section 27‑1‑80. (A) Notwithstanding any other provision of law, a member of the Armed Forces of the United States, who is deployed or mobilized outside of this State, or receives orders for a permanent change of station outside of this State, or a civilian employee of the Department of Defense performing temporary duty outside of the State in support of the armed forces, shall be eligible to waive any unpaid homeowners’ association regime fees that accrue during the time period that the person is deployed or mobilized outside of this State.

(B) The homeowners’ association must grant the waiver if the service member, or a civilian employee of the Department of Defense, provides copies of the orders that require service outside of this State and a valid military identification card, or in the case of a civilian employee, the civilian employee’s Department of Defense issued identification card, or military orders supporting services outside of the State. The waiver shall expire ninety days after the member is discharged from the service or returns to this State. If the orders do not specify a return date, the service member is deemed to have returned on the date that the commanding officer of the unit provides as the return date to the department.

(C) The provisions of this section also apply to dependents residing with the service member.

(D) As used in this subsection, ‘homeowners’ association’ means an organization that is organized and operated to provide for the acquisition, construction, management, and maintenance of property.”

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

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