**A** **BILL**

TO AMEND THE CODE OF LAWS OF SOUTH CAROLINA, 1976, BY ADDING SECTION 27‑30‑145 SO AS TO REQUIRE A HOMEOWNERS ASSOCIATION TO PROVIDE A STATEMENT OF UNPAID ASSESSMENTS AND OTHER CHARGES AGAINST A UNIT TO A UNIT OWNER UPON REQUEST.

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

SECTION 1. Article 1, Chapter 30, Title 27 of the 1976 Code, as added by Act 245 of 2018, is amended by adding:

“Section 27‑30‑145. (A) The association must furnish a unit owner or his authorized agent a statement setting forth the amount of unpaid assessments or other charges against a unit upon written request. The statement must be furnished within ten business days of receipt and is binding on the association.

(B) The association may impose reasonable charges in connection with the preparation and distribution of the statements of unpaid assessments and charges not to exceed one hundred dollars per request and an optional fee to expedite the process not to exceed seventy‑five dollars if the request is made within forty‑eight hours of closing on a unit. These additional charges may be collected by the association, its managers, or its agents.”

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

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