**A** **BILL**

TO AMEND ARTICLE 1, CHAPTER 50, TITLE 27 OF THE 1976 CODE, RELATING TO RESIDENTIAL PROPERTY CONDITION DISCLOSURE STATEMENTS, TO REQUIRE WATER QUALITY TESTS FOR WELLS AS A CONDITION OF CLOSING A REAL ESTATE TRANSACTION.

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

SECTION 1. Article 1, Chapter 50, Title 27 of the 1976 Code is amended by adding:

“Section 27-50-45. (A) If an owner of real property has disclosed that the water supply to a dwelling on his real property is a well, then a real estate transaction involving the real property may not close until the owner furnishes to the purchaser the results of an EPA-approved bacteria water quality test conducted not more than thirty days prior to the closing date.

(B) The results of the EPA-approved bacteria water quality test present a valid reason to cancel, delay, or otherwise interfere with the closing of the real estate transaction by a party to the transaction.”

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

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