~~Indicates Matter Stricken~~

Indicates New Matter

AMENDED

April 6, 2022

**H. 4994**

Introduced by Reps. Ligon, B. Newton, Hiott, Haddon, Nutt, Ott, Kirby, Chumley, Burns, Bryant and V.S. Moss

S. Printed 4/6/22--H.

Read the first time February 17, 2022.

**A** **BILL**

TO AMEND SECTION 27‑50‑40, CODE OF LAWS OF SOUTH CAROLINA, 1976, RELATING TO DISCLOSURE STATEMENTS REQUIRED FOR REAL PROPERTY TRANSACTIONS, SO AS TO REQUIRE THE DISCLOSURE OF ADJACENT PROPERTY UTILIZED FOR AGRICULTURAL PURPOSES.

Amend Title To Conform

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

SECTION 1. Section 27‑50‑80 of the 1976 Code is amended to read:

“Section 27‑50‑80. This article does not limit the obligation of the purchaser to inspect the physical condition of the property and improvements that are the subject of a contract covered by this article. The purchaser is solely responsible for investigating off-site conditions of the property including, but not limited to, adjacent properties being used for agricultural purposes. The real estate licensee, whether acting as listing agent or selling agent, has no duty to inspect the on-site or off-site conditions of the property and any improvements.”

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

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