**South Carolina General Assembly**

125th Session, 2023-2024

**A133, R148, H3608**

**STATUS INFORMATION**

General Bill

Sponsors: Reps. Hixon, Bailey and Brittain

Companion/Similar bill(s): 355

Document Path: LC-0093DG23.docx

Introduced in the House on January 11, 2023

Introduced in the Senate on February 13, 2024

Currently residing in the House

Governor's Action: May 13, 2024, Signed

Summary: Record of sales and resulting changes in duplicates by auditor

**HISTORY OF LEGISLATIVE ACTIONS**

Date Body Action Description with journal page number

1/11/2023 House Introduced and read first time ([House Journal‑page 36](h:\hj\20230111.docx))

1/11/2023 House Referred to Committee on **Judiciary** ([House Journal‑page 36](h:\hj\20230111.docx))

4/17/2023 Scrivener's error corrected

1/24/2024 House Member(s) request name added as sponsor: Bailey,
Brittain

1/24/2024 House Committee report: Favorable **Judiciary** ([House Journal‑page 4](h:\hj\20240124.docx))

1/25/2024 House Requests for debate-Rep(s). Ott, McCravy, Rutherford, Williams, Henegan, Cobb-Hunter, Rivers, Gilliard, Kirby, Hosey, Anderson, Thigpen, Bernstein, Bauer, Garvin, Jefferson, J. Moore, Dillard, W. Jones, King ([House Journal‑page 29](h:\hj\20240125.docx))

2/7/2024 House Read second time ([House Journal‑page 49](h:\hj\20240207.docx))

2/7/2024 House Roll call Yeas-111 Nays-0 ([House Journal‑page 50](h:\hj\20240207.docx))

2/8/2024 House Read third time and sent to Senate ([House Journal‑page 18](h:\hj\20240208.docx))

2/13/2024 Senate Introduced and read first time ([Senate Journal‑page 4](h:\sj\20240213.docx))

2/13/2024 Senate Referred to Committee on **Finance** ([Senate Journal‑page 4](h:\sj\20240213.docx))

2/27/2024 Scrivener's error corrected

2/28/2024 Senate Committee report: Favorable **Finance** ([Senate Journal‑page 18](h:\sj\20240228.docx))

3/19/2024 Senate Read second time ([Senate Journal‑page 23](h:\sj\20240319.docx))

3/19/2024 Senate Roll call Ayes-43 Nays-0 ([Senate Journal‑page 23](h:\sj\20240319.docx))

3/20/2024 Senate Read third time and enrolled ([Senate Journal‑page 12](h:\sj\20240320.docx))

5/8/2024 Ratified R 148

5/13/2024 Signed By Governor

5/29/2024 Effective date 05/13/24

5/29/2024 Act No. 133

View the latest  [legislative information](https://www.scstatehouse.gov/billsearch.php?billnumbers=3608&session=125&summary=B)  at the website

**VERSIONS OF THIS BILL**

[01/11/2023](https://www.scstatehouse.gov/sess125_2023-2024/prever/3608_20230111.docx)

[04/17/2023](https://www.scstatehouse.gov/sess125_2023-2024/prever/3608_20230417.docx)

[01/24/2024](https://www.scstatehouse.gov/sess125_2023-2024/prever/3608_20240124.docx)

[02/27/2024](https://www.scstatehouse.gov/sess125_2023-2024/prever/3608_20240227.docx)

[02/28/2024](https://www.scstatehouse.gov/sess125_2023-2024/prever/3608_20240228.docx)

(A133, R148, H3608)

AN ACT TO AMEND THE SOUTH CAROLINA CODE OF LAWS BY AMENDING SECTION 12‑39‑260, RELATING TO RECORDs OF SALES OR CONVEYANCES AND RESULTING CHANGES IN DUPLICATES AND ENDORSEMENT OF DEEDS BY AUDITORS, SO AS TO PROVIDE GUIDELINES FOR THE RECORDS OF COUNTY REAL PROPERTY SALES AND TO REMOVE COUNTY AUDITOR FEES; BY AMENDING SECTION 30‑5‑120, RELATING TO THE VALIDATION OF CERTAIN CONVEYANCES NOT ENDORSED BY A COUNTY AUDITOR, SO AS TO PROVIDE THAT ANY CONVEYANCE MEETING THE STATUTORY PREREQUISITES FOR RECORDING ARE VALID AND BINDING; BY REPEALING SECTION 30‑5‑80 RELATING TO THE REQUIREMENT OF THE AUDITOR’S ENDORSEMENT BEFORE THE RECORDATION OF DEEDS; AND BY REPEALING SECTION 8‑21‑130 RELATING TO FEES COLLECTED BY COUNTY AUDITORS FOR AN ENDORSEMENT ON A DEED.

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

Record of sales of real property

SECTION 1. Section 12‑39‑260(A) of the S.C. Code is amended to read:

(A) Each county auditor may keep a record of all sales or conveyances of real property made in the county, in which he shall enter, in columns, the names of the purchaser and seller, the quantity of land conveyed and the location and price of such land, and from such record he shall correct the county duplicates annually. For the purpose of carrying out this provision, provided the county auditor chooses to keep a record of all sales or conveyances of real property made in the county, the clerk of courts or register of deeds of each county may have the endorsement of the county auditor on each deed of conveyance for real property either before or after recording.

Valid and binding recordation

SECTION 2. Section 30‑5‑120 of the S.C. Code is amended to read:

Section 30‑5‑120. (A) All conveyances of real estate which were recorded by a clerk of court or register of deeds of any of the several counties between December 14, 1876, and May 1, 1882, without the endorsement of the auditor of the county, have heretofore been declared to be as valid and binding, to all intents and purposes, as if such conveyances had been endorsed by the auditor of the county, as required by law.

(B) All conveyances of real estate that were recorded by a clerk of court or register of deeds of any county that meet the prerequisite recording requirements established by Section 30‑5‑20, but are without the endorsement of the county auditor, are valid and binding.

Repeal

SECTION 3. Section 30‑5‑80 of the S.C. Code is repealed.

Repeal

SECTION 4. Section 8‑21‑130 of the S.C. Code is repealed.

Time effective

SECTION 5. This act takes effect upon approval by the Governor.

Ratified the 8th day of May, 2024.

Approved the 13th day of May, 2024.

\_\_\_\_\_\_\_\_\_\_