**South Carolina General Assembly**

125th Session, 2023-2024

**S. 422**

**STATUS INFORMATION**

General Bill

Sponsors: Senator M. Johnson

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Introduced in the Senate on January 19, 2023

Currently residing in the Senate Committee on **Judiciary**

Summary: HOA - Solar Panels

**HISTORY OF LEGISLATIVE ACTIONS**

 Date Body Action Description with journal page number

 1/19/2023 Senate Introduced and read first time (Senate Journal‑page 4)

 1/19/2023 Senate Referred to Committee on **Judiciary** (Senate Journal‑page 4)

View the latest  [legislative information](https://www.scstatehouse.gov/billsearch.php?billnumbers=422&session=125&summary=B)  at the website

**VERSIONS OF THIS BILL**

[01/19/2023](https://www.scstatehouse.gov/sess125_2023-2024/prever/422_20230119.docx)

A bill

TO AMEND THE SOUTH CAROLINA code of laws BY ADDING SECTION 27‑1‑65, SO AS TO provide that A DEED RESTRICTION, COVENANT, OR A HOMEOWNERS’ ASSOCIATION DOCUMENT must not prohibit THE INSTALLATION OF A SOLAR ENERGY SYSTEM that cannot be seen from the street or common area surrounding a residence.

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

SECTION 1. Chapter 1 of Title 27 of the S.C. Code is amended by adding:

 Section 27‑1‑65. (A) A restrictive covenant, declaration, rule, contractual provision, or other provision concerning the installation and utilization of a solar energy system found in a deed, contract, lease, rental agreement, or the governing documents of a homeowners’ association must not prohibit or have the effect of prohibiting the installation and utilization of a solar energy system that cannot be seen from the street or a common area surrounding a residence.

 (B) Nothing in this section may be construed to prohibit a homeowners’ association from requiring reasonable design accommodations to ensure that a solar energy system is installed in a manner that is consistent with the aesthetic requirements applicable to all homeowners’ association members.

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

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