**South Carolina General Assembly**

125th Session, 2023-2024

**H. 4464**

**STATUS INFORMATION**

General Bill

Sponsors: Reps. Bailey, Atkinson, Hayes, Hardee and McGinnis

Companion/Similar bill(s): 4223

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Introduced in the House on May 9, 2023

Currently residing in the House

Summary: Real estate brokerages

**HISTORY OF LEGISLATIVE ACTIONS**

 Date Body Action Description with journal page number

 5/9/2023 House Introduced and read first time (House Journal‑page 16)

 5/9/2023 House Referred to Committee on **Labor, Commerce and Industry** (House Journal‑page 16)

 5/17/2023 House Member(s) request name added as sponsor:
 Atkinson, Hayes, Hardee, McGinnis

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**VERSIONS OF THIS BILL**

[05/09/2023](https://www.scstatehouse.gov/sess125_2023-2024/prever/4464_20230509.docx)

A bill

TO AMEND THE SOUTH CAROLINA CODE OF LAWS BY AMENDING SECTION 40-57-20, RELATING TO THE REQUIREMENT OF LICENSURE BY THE REAL ESTATE COMMISSION TO ENGAGE IN CERTAIN ACTIVITIES, SO AS TO PROVIDE IT IS UNLAWFUL FOR COMPANIES TO ENGAGE IN THE REAL ESTATE BROKERAGE BUSINESS UNLESS ITS ACTIVITIES ARE CONDUCTED BY LICENSEES OR UNDER THE SUPERVISION OF A BROKER-IN-CHARGE OR PROPERTY MANAGER-IN-CHARGE; AND BY AMENDING SECTION 40-57-30, RELATING TO DEFINITIONS APPLICABLE TO THE REGULATION OF REAL ESTATE BROKERS, SALESPERSONS, AND PROPERTY MANAGERS, SO AS TO INCLUDE PROVISIONS CONCERNING SHORT-TERM AND LONG-TERM RENTALS AND THE CONDUCT OF REAL ESTATE BROKERAGE WORK.

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

SECTION 1. Section 40-57-20 of the S.C. Code is amended to read:

 Section 40-57-20. It is unlawful for:

 (1) an individual to act as a real estate broker, real estate salesperson, or real estate property manager or to advertise or provide services as such without an active, valid license issued by the commission; or

 (2) a company to engage in the real estate brokerage business unless its activities are conducted by licensees or under the supervision of a broker-in-charge or property manager-in-charge.

SECTION 2. Section 40-57-30(23) and (24) of the S.C. Code is amended to read:

 (23) “Real estate brokerage” means the aspect of the real estate business that involves activities relative to property management or a real estate sale, exchange, purchase, lease, short-term rental, or long-term rental.

 (24) “Real estate brokerage firm” means a real estate company engaged in the business of real estate brokerage, whether done in person, telephonically, or online.

SECTION 3. This act takes effect upon approval by the Governor.

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