**South Carolina General Assembly**

126th Session, 2025-2026

**S. 223**

**STATUS INFORMATION**

General Bill

Sponsors: Senators Ott, Grooms and Stubbs

Companion/Similar bill(s): 3427, 3511

Document Path: LC-0165SA25.docx

Introduced in the Senate on January 15, 2025

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

Summary: Homestead Exemption

**HISTORY OF LEGISLATIVE ACTIONS**

Date Body Action Description with journal page number

1/15/2025 Senate Introduced and read first time ([Senate Journal‑page 11](h:\sj\20250115.docx))

1/15/2025 Senate Referred to Committee on **Finance** ([Senate Journal‑page 11](h:\sj\20250115.docx))

View the latest  [legislative information](https://www.scstatehouse.gov/billsearch.php?billnumbers=223&session=126&summary=B)  at the website

**VERSIONS OF THIS BILL**

[01/15/2025](https://www.scstatehouse.gov/sess126_2025-2026/prever/223_20250115.docx)

A bill

TO AMEND THE SOUTH CAROLINA CODE OF LAWS BY AMENDING SECTION 12‑37‑250, RELATING TO THE HOMESTEAD PROPERTY TAX EXEMPTION ALLOWED FOR PERSONS WHO ARE OVER THE AGE OF SIXTY‑FIVE YEARS, DISABLED, OR LEGALLY BLIND, SO AS TO INCREASE THE EXEMPTION AMOUNT FROM THE FIRST FIFTY THOUSAND DOLLARS TO THE FIRST ONE HUNDRED THOUSAND DOLLARS OF THE FAIR MARKET VALUE OF THE HOMESTEAD; AND BY REPEALING SECTION 12‑37‑245 RELATING TO AN OBSOLETE REFERENCE TO THE HOMESTEAD EXEMPTION.

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

SECTION 1. Section 12‑37‑250(A)(1) of the S.C. Code is amended to read:

(A)(1) The first fifty one hundred thousand dollars of the fair market value of the dwelling place of a person is exempt from county, municipal, school, and special assessment real estate property taxes when the person:

(i) has been a resident of this State for at least one year and has reached the age of sixty‑five years on or before December thirty‑first;

(ii) has been classified as totally and permanently disabled by a state or federal agency having the function of classifying persons; or

(iii) is legally blind as defined in Section 43‑25‑20, preceding the tax year in which the exemption is claimed and holds complete fee simple title or a life estate to the dwelling place. A person claiming to be totally and permanently disabled, but who has not been classified by one of the agencies, may apply to the state agency of Vocational Rehabilitation. The agency shall make an evaluation of the person using its own standards.

SECTION 2. Section 12‑37‑245 of the S.C. Code is repealed.

SECTION 3. This act takes effect upon approval by the Governor and first applies to property tax years beginning after 2024.

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