**South Carolina General Assembly**

126th Session, 2025-2026

**H. 3569**

**STATUS INFORMATION**

General Bill

Sponsors: Reps. M.M. Smith, Pope, Davis, Cobb-Hunter, Wetmore, Henderson-Myers, Erickson, Rivers and Gilliard

Document Path: LC-0147SA25.docx

Introduced in the House on January 14, 2025

Introduced in the Senate on April 9, 2025

Last Amended on April 8, 2025

Currently residing in the Senate

Summary: Domestic violence in rental properties

**HISTORY OF LEGISLATIVE ACTIONS**

 Date Body Action Description with journal page number

 12/12/2024 House Prefiled

 12/12/2024 House Referred to Committee on **Judiciary**

 1/14/2025 House Introduced and read first time (House Journal‑page 247)

 1/14/2025 House Referred to Committee on **Judiciary** (House Journal‑page 247)

 1/15/2025 House Member(s) request name added as sponsor: Davis

 2/5/2025 Scrivener's error corrected

 2/18/2025 House Member(s) request name added as sponsor: Wetmore

 4/2/2025 House Committee report: Favorable with amendment **Judiciary** (House Journal‑page 6)

 4/3/2025 House Member(s) request name added as sponsor:
 Henderson-Myers

 4/4/2025 Scrivener's error corrected

 4/8/2025 House Member(s) request name added as sponsor:
 Erickson, Rivers, Gilliard

 4/8/2025 House Amended (House Journal‑page 30)

 4/8/2025 House Read second time (House Journal‑page 30)

 4/8/2025 House Roll call Yeas-108 Nays-0 (House Journal‑page 30)

 4/9/2025 House Read third time and sent to Senate (House Journal‑page 22)

 4/9/2025 Senate Introduced and read first time (Senate Journal‑page 2)

 4/9/2025 Senate Referred to Committee on **Judiciary** (Senate Journal‑page 2)

 4/9/2025 Scrivener's error corrected

 4/29/2025 Senate Committee report: Favorable **Judiciary** (Senate Journal‑page 15)

View the latest  [legislative information](https://www.scstatehouse.gov/billsearch.php?billnumbers=3569&session=126&summary=B)  at the website

**VERSIONS OF THIS BILL**

[12/12/2024](https://www.scstatehouse.gov/sess126_2025-2026/prever/3569_20241212.docx)

[02/05/2025](https://www.scstatehouse.gov/sess126_2025-2026/prever/3569_20250205.docx)

[04/02/2025](https://www.scstatehouse.gov/sess126_2025-2026/prever/3569_20250402.docx)

[04/04/2025](https://www.scstatehouse.gov/sess126_2025-2026/prever/3569_20250404.docx)

[04/08/2025](https://www.scstatehouse.gov/sess126_2025-2026/prever/3569_20250408.docx)

[04/09/2025](https://www.scstatehouse.gov/sess126_2025-2026/prever/3569_20250409.docx)

[04/29/2025](https://www.scstatehouse.gov/sess126_2025-2026/prever/3569_20250429.docx)

Committee Report

April 29, 2025

H. 3569

Introduced by Reps. M. M. Smith, Pope, Davis, Cobb-Hunter, Wetmore, Henderson-Myers, Erickson, Rivers and Gilliard

S. Printed 4/29/25--S.

Read the first time April 9, 2025

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

The committee on Senate Judiciary

To whom was referred a Bill (H. 3569) to amend the South Carolina Code of Laws by adding Section 27‑40‑350 so as to provide that residential tenants who are victims of certain domestic violence offenses, etc., respectfully

Report:

That they have duly and carefully considered the same, and recommend that the same do pass:

LUKE RANKIN for Committee.

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

A bill

TO AMEND THE SOUTH CAROLINA CODE OF LAWS BY ADDING SECTION 27‑40‑350 SO AS TO PROVIDE THAT RESIDENTIAL TENANTS WHO ARE VICTIMS OF CERTAIN DOMESTIC VIOLENCE OFFENSES MAY TERMINATE A RENTAL AGREEMENT AND TO PROVIDE FOR NECESSARY REQUIREMENTS; AND BY AMENDING SECTION 27‑40‑210, RELATING TO DEFINITIONS, SO AS TO DEFINE TERMS.

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

SECTION 1. Subarticle IV, Article 1, Chapter 40, Title 27 of the S.C. Code is amended by adding:

 Section 27‑40‑350. (A) If a residential tenant is a protected tenant, the tenant may:

 (1) terminate the protected tenant’s obligations under a rental agreement within sixty days of the date of the documented qualifying incident; and

 (2) not be held liable for penalties or fees that might otherwise be imposed for the termination of the protected tenant’s obligations under a rental agreement within sixty days of the documented qualifying incident.

 (B) A protected tenant shall provide the landlord with written notice of the intent to terminate the protected tenant’s obligations under a rental agreement within sixty days after the documented qualifying incident provided the protected tenant relinquishes all legal rights of possession to the premises. The protected tenant is still responsible for paying rent and other amounts owed, other than any fees imposed for early termination of the rental agreement.

 (C) The protected tenant’s obligations as a tenant must continue through the effective date of the termination. Any cotenants on the lease with the protected tenant shall remain responsible for the rent for the balance of the term of the rental agreement. If the perpetrator is the remaining sole tenant obligated on the rental agreement, the landlord may terminate the rental agreement with five days’ written notice and collect actual damages for such termination against the perpetrator.

 (D) A landlord:

 (1) may not require or force the protected tenant to vacate the residence before the expiration of the sixty days authorized by this section, but may enter into an agreement with the protected tenant to terminate the protected tenant’s obligations under a rental agreement earlier than what is required pursuant to this section; and

 (2) is entitled to all remedies available arising from the destruction or damage of the rental unit caused by the protected tenant or permitted by the protected tenant while on the premises with the protected tenant’s permission.

 (E) A landlord may not take any retaliatory action against a protected tenant in response to the early termination of the protected tenant’s obligations under a rental agreement pursuant to this section.

 (F) A landlord may not terminate a tenancy, fail to renew a tenancy, refuse to enter into a rental agreement, or otherwise retaliate in the rental of a dwelling based substantially on:

 (1) the tenant, applicant, or a household member's status as a protected tenant; or

 (2) the tenant or applicant having terminated a rental agreement under Section 27‑40‑350.

 (G) A landlord or property owner, who acts in good faith in reliance upon documentation provided by a protected tenant to establish a “qualifying incident” under Section 27-40-210(20), may not be held liable for terminating or modifying a lease under this section.

SECTION 2. Section 27‑40‑210 of the S.C. Code is amended by adding:

 (19) “protected tenant” means a tenant or household member who is a victim of a qualifying incident;

 (20) “qualifying incident” means domestic abuse or violence as defined by Chapter 4, Title 20 or Chapter 25, Title 16 wherein both the victim and the perpetrator are leaseholders on the same property and the domestic abuse or violence is documented by a restraining order or an order of protection or the perpetrator has been convicted of the domestic violence or abuse.

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

‑‑‑‑XX‑‑‑‑