**South Carolina General Assembly**

126th Session, 2025-2026

**H. 4460**

**STATUS INFORMATION**

General Bill

Sponsors: Reps. Kilmartin and Edgerton

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Introduced in the House on April 30, 2025

Currently residing in the House Committee on **Labor, Commerce and Industry**

Summary: HOA - Solar Panels

**HISTORY OF LEGISLATIVE ACTIONS**

 Date Body Action Description with journal page number

 4/30/2025 House Introduced and read first time (House Journal‑page 105)

 4/30/2025 House Referred to Committee on **Labor, Commerce and Industry** (House Journal‑page 105)

View the latest  [legislative information](https://www.scstatehouse.gov/billsearch.php?billnumbers=4460&session=126&summary=B)  at the website

**VERSIONS OF THIS BILL**

[04/30/2025](https://www.scstatehouse.gov/sess126_2025-2026/prever/4460_20250430.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, 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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