**South Carolina General Assembly**

126th Session, 2025-2026

**S. 629**

**STATUS INFORMATION**

General Bill

Sponsors: Senators Corbin, Matthews, Ott and Davis

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Introduced in the Senate on April 30, 2025

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

Summary: Placement of Modular Homes

**HISTORY OF LEGISLATIVE ACTIONS**

Date Body Action Description with journal page number

4/30/2025 Senate Introduced and read first time

4/30/2025 Senate Referred to Committee on **Labor, Commerce and Industry**

View the latest  [legislative information](https://www.scstatehouse.gov/billsearch.php?billnumbers=629&session=126&summary=B)  at the website

**VERSIONS OF THIS BILL**

[04/30/2025](https://www.scstatehouse.gov/sess126_2025-2026/prever/629_20250430.docx)

A bill

TO AMEND THE SOUTH CAROLINA CODE OF LAWS BY AMENDING SECTION 23‑43‑85, RELATING TO STANDARDS FOR PLACEMENT OF MODULAR HOMES, SO AS TO DELETE CERTAIN REQUIREMENTS FOR THE SALE OF DISPLAY MODELS.

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

SECTION 1. Section 23‑43‑85(D) of the S.C. Code is amended to read:

(D) A single‑family modular home used as a display model may be placed for its first residential use in this State if:

(1) it bears a valid modular home label issued pursuant to this chapter;

(2) it meets the appropriate wind and seismic requirements in effect when the label was issued;

(3) it has not been altered from its original design; and

(4) it was manufactured within five years before the placement for first residential use; and

(5)(4) the seller provides the purchaser with written notice that the home meets the appropriate code requirements in effect at the time of manufacture, and may or may not meet the code requirements in effect at the time of placement for residential use.

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

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