



# SOUTH CAROLINA REVENUE AND FISCAL AFFAIRS OFFICE

## STATEMENT OF ESTIMATED FISCAL IMPACT

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*This fiscal impact statement is produced in compliance with the South Carolina Code of Laws and House and Senate rules. The focus of the analysis is on governmental expenditure and revenue impacts and may not provide a comprehensive summary of the legislation.*

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<b>Bill Number:</b>	H. 3569	Introduced on January 14, 2025
<b>Subject:</b>	Domestic Violence in Rental Properties	
<b>Requestor:</b>	House Judiciary	
<b>RFA Analyst(s):</b>	Gardner	
<b>Impact Date:</b>	April 1, 2025	

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### Fiscal Impact Summary

This bill relates to the Residential Landlord and Tenant Act and defines the terms “protected tenant” and “qualifying incident” to describe tenants who are victims of an instance of domestic abuse or violence by a cotenant who has been issued a restraining order for or has been convicted of domestic violence. The bill provides that a protected tenant who is a victim of a qualifying incident may terminate a rental agreement within sixty days of the documented qualifying incident without being held liable for early termination penalties or fees.

Judicial indicates that this bill may result in an increase in civil actions. Judicial anticipates the increase in caseloads in court can be managed within existing appropriations. However, if this bill results in a significant increase in the caseload in court, Judicial may request an increase in General Fund appropriations.

RFA surveyed the counties and contacted the Municipal Association of South Carolina (MASC) as to the potential expenditure impact of the bill and received a response from Florence County. Florence County reports that any change in workload due to the provisions of the bill can be managed with existing staff and resources.

### Explanation of Fiscal Impact

#### Introduced on January 14, 2025

##### State Expenditure

This bill relates to the Residential Landlord and Tenant Act and defines the terms “protected tenant” and “qualifying incident” to describe tenants who are victims of an instance of domestic abuse or violence by a cotenant who has been issued a restraining order for or has been convicted of domestic violence. Among other items, the bill provides that a protected tenant who is a victim of a qualifying incident may terminate a rental agreement within sixty days of the documented qualifying incident without being held liable for early termination penalties or fees.

Judicial indicates that this bill may result in an increase in civil actions. Judicial anticipates the increase in caseloads in court can be managed within existing appropriations. However, if this bill results in a significant increase in the caseload in court, Judicial may request an increase in General Fund appropriations.

**State Revenue**

N/A

**Local Expenditure**

RFA surveyed the counties and contacted the MASC as to the potential expenditure impact of the bill and received a response from Florence County. Florence County reports that any change in workload due to the provisions of the bill can be managed with existing staff and resources.

**Local Revenue**

N/A



Frank A. Rainwater, Executive Director