



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.

Bill Number: H. 4338 Introduced on April 9, 2025
Subject: Building Codes
Requestor: House Labor, Commerce, and Industry
RFA Analyst(s): Vesely
Impact Date: January 29, 2026

Fiscal Impact Summary

This bill prohibits city and county councils from adopting or enforcing ordinances, provisions, building codes, or other regulations that prohibit or limit the use of a specific style of exterior cladding or finish materials for residential or commercial buildings in a manner that is more restrictive than state or national building codes. This bill does not apply to special purpose districts, overlay zones, or historic areas.

The Revenue and Fiscal Affairs Office (RFA) contacted all forty-six counties and the Municipal Association of South Carolina (MASC) regarding the fiscal impact of this bill and received responses from Charleston, Chester, Dorchester, Florence, and Lancaster Counties. Charleston, Dorchester, Florence, and Lancaster Counties do not anticipate that the bill will have a fiscal impact. Chester County indicates that the bill may limit the county's ability to manage local development.

Explanation of Fiscal Impact

Introduced on April 9, 2025

State Expenditure

N/A

State Revenue

N/A

Local Expenditure

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Local Revenue

N/A



Frank A. Rainwater, Executive Director