



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:	S. 0822	Introduced on January 15, 2026
Subject:	Deed Theft	
Requestor:	Senate Judiciary	
RFA Analyst(s):	Gardner	
Impact Date:	January 29, 2026	

Fiscal Impact Summary

This bill creates a new felony offense for deed theft, also known as title fraud, with a sentence of imprisoned not more than five years.

This bill may impact the workload of the court system, the Commission of Indigent Defense, the Commission on Prosecution Coordination, and the Department of Corrections. However, as this is a new offense, there are no data available to determine the increase caseload and number of incarcerations. Judicial anticipates the responsibilities of this bill can be managed within the normal course of business. The Commission on Prosecution Coordination, Commission on Indigent Defense, and the Department of Corrections anticipate being able to manage any additional responsibilities due to this bill within existing appropriations. However, if this bill results in a significant increase in the workload, then Judicial and the agencies may request an increase in General Fund appropriations. For information, according to the Department of Corrections, in FY 2024-25, the annual total cost per inmate was \$37,503, of which \$35,696 was state funded.

Deeds are housed at the register of deeds office or by the clerk of court in each county in the state. Revenue and Fiscal Affairs (RFA) contacted all counties in the state to determine the local impact of this bill. We received responses from the counties of Dorchester, Florence, and Horry. All responding counties indicated this bill will have no expenditure impact.

Explanation of Fiscal Impact

Introduced on January 15, 2025

State Expenditure

This bill makes it unlawful for a person to alter, forge, or counterfeit any real estate instruments; possess or use a real estate instrument knowing it to have been altered, forged, or counterfeited; or use a false or fictitious name or address, make a materially false statement, fail to disclose a security interest, or conceal any other material fact in the filing of a real estate instrument. This offense constitutes felony deed theft, also known as title fraud, an act which is punishable by a term of imprisonment for not more than five years.

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is a new offense, there are no data available to determine the increase caseload and number of incarcerations. Judicial anticipates the responsibilities of this bill can be managed within the normal course of business. The Commission on Prosecution Coordination, Commission on Indigent Defense, and the Department of Corrections anticipate being able to manage any additional responsibilities due to this bill within existing appropriations. However, if this bill results in a significant increase in the workload, then Judicial and the agencies may request an increase in General Fund appropriations. For information, according to the Department of Corrections, in FY 2024-25, the annual total cost per inmate was \$37,503, of which \$35,696 was state funded.

State Revenue

N/A

Local Expenditure

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Local Revenue

N/A



Frank A. Rainwater, Executive Director