



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. 0903 Introduced on February 10, 2026
Subject: HOA Change
Requestor: Senate Judiciary
RFA Analyst(s): Gardner
Impact Date: March 24, 2026

Fiscal Impact Summary

This bill specifies that the recording of rules, regulations, bylaws, and amendments to rules and regulations of a homeowners association (HOA) are subject to the requirements of witnesses and acknowledgements required under Section 30-5-30 before being filed with the clerk of courts office or the register of deeds in the county. Currently, recordings of these documents are not subject to the requirements of Section 30-5-30.

The Revenue and Fiscal Affairs Office (RFA) surveyed all the counties in the state and received responses from Florence County and Pickens County. Both counties note that most recordings in the register of deeds or the clerk of court are subject to the requirements of Section 30-5-30. Therefore, the responsibilities of this bill can be managed within the normal course of business for the recording office of the county.

Explanation of Fiscal Impact

Introduced on February 10, 2026

State Expenditure

N/A

State Revenue

N/A

Local Expenditure

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Local Revenue

N/A



Frank A. Rainwater, Executive Director