**South Carolina General Assembly**

125th Session, 2023-2024

**H. 5304**

**STATUS INFORMATION**

General Bill

Sponsors: Reps. Pope and Guffey

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Introduced in the House on March 21, 2024

Currently residing in the House Committee on **Judiciary**

Summary: Constitutional rights of homeowners

**HISTORY OF LEGISLATIVE ACTIONS**

 Date Body Action Description with journal page number

 3/21/2024 House Introduced and read first time (House Journal‑page 15)

 3/21/2024 House Referred to Committee on **Judiciary** (House Journal‑page 15)

View the latest  [legislative information](https://www.scstatehouse.gov/billsearch.php?billnumbers=5304&session=125&summary=B)  at the website

**VERSIONS OF THIS BILL**

[03/21/2024](https://www.scstatehouse.gov/sess125_2023-2024/prever/5304_20240321.docx)

A bill

TO AMEND THE SOUTH CAROLINA CODE OF LAWS BY ADDING SECTION 27‑30‑180 SO AS TO PROVIDE THAT ANY PROVISION OF A GOVERNING DOCUMENT WHICH RESTRICTS A CONSTITUTIONAL RIGHT OF A LOT OWNER OR A PERSON RESIDING IN A RESIDENTIAL PLANNED COMMUNITY IS VOID.

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

SECTION 1. Article 1, Chapter 30, Title 27 of the S.C. Code is amended by adding:

 Section 27‑30‑180. Notwithstanding any other provision of law, any provision of a governing document which restricts a constitutional right of a lot owner or a person residing in a residential planned community is void.

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

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