**South Carolina General Assembly**

124th Session, 2021-2022

**S. 157**

**STATUS INFORMATION**

General Bill

Sponsors: Senator Scott

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Introduced in the Senate on January 12, 2021

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

Summary: Single-family dwelling

**HISTORY OF LEGISLATIVE ACTIONS**

Date Body Action Description with journal page number

12/9/2020 Senate Prefiled

12/9/2020 Senate Referred to Committee on **Judiciary**

1/12/2021 Senate Introduced and read first time ([Senate Journal‑page 196](file:///h:\sj\20210112.docx))

1/12/2021 Senate Referred to Committee on **Judiciary** ([Senate Journal‑page 196](file:///h:\sj\20210112.docx))

View the latest [legislative information](http://www.scstatehouse.gov/billsearch.php?billnumbers=157&session=124&summary=B) at the website

**VERSIONS OF THIS BILL**

[12/9/2020](file:///p:\pprever\2021-22\157_20201209.docx)

**A** **BILL**

TO AMEND THE CODE OF LAWS OF SOUTH CAROLINA, 1976, BY ADDING SECTION 6‑7‑25 SO AS TO PROVIDE THAT NO MORE THAN THREE UNRELATED ADULT PERSONS MAY LIVE IN A SINGLE‑FAMILY RESIDENCE, TO PROVIDE EXCEPTIONS, TO DEFINE CERTAIN TERMS, AND TO PROVIDE CIVIL PENALTIES FOR VIOLATION.

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

SECTION 1. Article 1, Chapter 7, Title 6 of the 1976 Code is amended by adding:

“Section 6‑7‑25. (A) Absent a showing of special circumstances unique to that situation to the zoning board of the jurisdiction in which a single family residence is located or to the governing body of that jurisdiction in which the property is located if it has no zoning board, no more than three unrelated adult persons may live in a single family residence. The property on which the single family residence is located shall be as identified on the applicable property tax map sheets of the jurisdiction or county involved.

(B) As used in this section:

(1) ‘Adult’ means a person eighteen years of age or older.

(2) ‘Domestic partnership’ means adults living in the same household and sharing common resources of life in a close, personal, and intimate relationship.

(3) ‘Unrelated’ means not connected by consanguinity, marriage, domestic partnership, or adoption.

(C) The provisions of this section also apply to dwelling units in a duplex, townhouse, condominium or other multiunit structure which is zoned only for residential use.

(D) If a single‑family residence is currently subject to a lease or rental agreement of whatever term, the provisions of this section do not apply to the property until the expiration of that term. The owner of a single family residence as defined in this section when entering into a lease or rental agreement after the effective date of this section with a third party must ensure that the requirements of this section are clearly stated in the lease or rental documents or agreements establishing the lease or rental terms and conditions.

(E) The owner of any single family residence who violates the provisions of this section or who knowingly allows tenants or renters to violate the provisions of this section contrary to the terms of the lease or rental agreement is subject to a civil penalty of ten dollars per day for each day of the violation. Violation of this section and the civil penalties authorized by this section may be enforced and imposed by the governing body of the jurisdiction concerned and executed by code enforcement or other officers of the jurisdiction.”

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

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