**A** **BILL**

TO AMEND SECTION 27-40-210, CODE OF LAWS OF SOUTH CAROLINA, 1976, RELATING TO GENERAL DEFINITIONS FOR PURPOSES OF THE RESIDENTIAL LANDLORD AND TENANT ACT, SO AS TO REVISE THE DEFINITION OF “ESSENTIAL SERVICES” TO INCLUDE ACCESS TO POSTAL SERVICES; AND TO AMEND SECTION 27‑40‑440, RELATING TO THE DUTIES OF A LANDLORD TO MAINTAIN PREMISES, SO AS TO ADD THE DUTY TO MAINTAIN MAILBOXES FOR ALL TENANTS IN ACCORDANCE WITH UNITED STATES POSTAL SERVICE REGULATIONS.

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

SECTION 1. Section 27-40-210(17) of 1976 Code is amended to read:

“(17) ‘essential services’ means sanitary plumbing or sewer services; electricity; gas, where it is used for heat, hot water, or cooking; running water~~, and~~; reasonable amounts of hot water and heat, except where the building that includes the dwelling unit is not required by law to be equipped for that purpose, or the dwelling unit is so constructed that heat or hot water is generated by an installation within the exclusive control of the tenant and supplied by a direct public utility connection; and access to postal services that is reasonably secure from theft or unauthorized access.”

SECTION 2. Section 27‑40‑440(a) of the 1976 Code is amended by adding an appropriately numbered item at the end to read:

“( ) maintain secure, individual mailboxes for tenants in accordance with United States Postal Service regulations, and provide for the replacement or repair of such mailboxes or components as necessary to ensure continued mail delivery.”

SECTION 3. This act takes effect upon approval by the Governor.

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