~~Indicates Matter Stricken~~

Indicates New Matter

COMMITTEE REPORT

March 31, 2022

**H. 4994**

Introduced by Reps. Ligon, B. Newton, Hiott, Haddon, Nutt, Ott, Kirby, Chumley, Burns, Bryant and V.S. Moss

S. Printed 3/31/22--H. [SEC 4/5/22 2:27 PM]

Read the first time February 17, 2022.

**THE COMMITTEE ON AGRICULTURE, NATURAL**

**RESOURCES AND ENVIRONMENTAL AFFAIRS**

To whom was referred a Bill (H. 4994) to amend Section 27‑50‑40, Code of Laws of South Carolina, 1976, relating to disclosure statements required for real property transactions, so as to require the, etc., respectfully

**REPORT:**

That they have duly and carefully considered the same and recommend that the same do pass with amendment:

Amend the bill, as and if amended, by striking all after the enacting words and inserting:

/ SECTION 1. Section 27‑50‑80 of the 1976 Code is amended to read:

“Section 27‑50‑80. This article does not limit the obligation of the purchaser to inspect the physical condition of the property and improvements that are the subject of a contract covered by this article. The purchaser is solely responsible for investigating off-site conditions of the property including, but not limited to, adjacent properties being used for agricultural purposes. The real estate licensee, whether acting as listing agent or selling agent, has no duty to inspect the on-site or off-site conditions of the property and any improvements.”

SECTION 2. This act takes effect upon approval of the Governor. /

Renumber sections to conform.

Amend title to conform.

DAVID R. HIOTT for Committee.

**A** **BILL**

TO AMEND SECTION 27‑50‑40, CODE OF LAWS OF SOUTH CAROLINA, 1976, RELATING TO DISCLOSURE STATEMENTS REQUIRED FOR REAL PROPERTY TRANSACTIONS, SO AS TO REQUIRE THE DISCLOSURE OF ADJACENT PROPERTY UTILIZED FOR AGRICULTURAL PURPOSES.

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

SECTION 1. Section 27‑50‑40(A) of the 1976 Code is amended by adding an appropriately numbered item to read:

“( ) the existence of an adjacent property that is being utilized for agricultural purposes;”

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

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