**South Carolina General Assembly**

126th Session, 2025-2026

**S. 190**

**STATUS INFORMATION**

General Bill

Sponsors: Senators Adams, Tedder, Sutton and Devine

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Introduced in the Senate on January 14, 2025

Currently residing in the Senate

Summary: Military Base TIF

**HISTORY OF LEGISLATIVE ACTIONS**

Date Body Action Description with journal page number

1/14/2025 Senate Introduced and read first time ([Senate Journal‑page 112](h:\sj\20250114.docx))

1/14/2025 Senate Referred to Committee on **Labor, Commerce and Industry** ([Senate Journal‑page 112](h:\sj\20250114.docx))

3/13/2025 Senate Committee report: Favorable with amendment **Labor, Commerce and Industry** ([Senate Journal‑page 8](h:\sj\20250313.docx))

3/19/2025 Scrivener's error corrected

3/19/2025 Scrivener's error corrected

View the latest  [legislative information](https://www.scstatehouse.gov/billsearch.php?billnumbers=190&session=126&summary=B)  at the website

**VERSIONS OF THIS BILL**

[01/14/2025](https://www.scstatehouse.gov/sess126_2025-2026/prever/190_20250114.docx)

[03/13/2025](https://www.scstatehouse.gov/sess126_2025-2026/prever/190_20250313.docx)

[03/19/2025](https://www.scstatehouse.gov/sess126_2025-2026/prever/190_20250319.docx)

[03/19/2025-A](https://www.scstatehouse.gov/sess126_2025-2026/prever/190_20250319a.docx)

Indicates Matter Stricken

Indicates New Matter

Committee Report

March 13, 2025

S. 190

Introduced by Senators Adams, Tedder, Sutton and Devine

S. Printed 3/13/25--S. [SEC 3/19/2025 1:16 PM]

Read the first time January 14, 2025

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The committee on Senate Labor, Commerce and Industry

To whom was referred a Bill (S. 190) to amend the South Carolina Code of Laws by amending Section 31‑12‑30, relating to the definition of “redevelopment project,” so as to include affordable housing, 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 deleting SECTION 3.

Renumber sections to conform.

Amend title to conform.

THOMAS DAVIS for Committee.

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A bill

TO AMEND THE SOUTH CAROLINA CODE OF LAWS BY AMENDING SECTION 31‑12‑30, RELATING TO THE DEFINITION OF “REDEVELOPMENT PROJECT,” SO AS TO INCLUDE AFFORDABLE HOUSING PROJECTS; BY AMENDING SECTION 31‑12‑210, RELATING TO ISSUANCE OF OBLIGATIONS FOR A REDEVELOPMENT PROJECT BY MUNICIPALITY, SO AS TO INCREASE THE TIME LIMIT OF WHICH AN OBLIGATION MUST BE ISSUED; AND BY AMENDING SECTION 12‑10‑88, RELATING TO REDEVELOPMENT FEES, SO AS TO UPDATE THE DEFINITION OF CLOSED OR REALIGNED FEDERAL INSTALLATIONS.

Amend Title To Conform

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

SECTION 1. Section 31‑12‑30(6) of the S.C. Code is amended to read:

(6)(1) “Redevelopment project” means buildings, improvements, including street improvements, water, sewer and storm drainage facilities, parking facilities, and recreational facilities, and includes affordable housing projects where all or a part of new property tax revenues generated in the tax increment financing district is used to provide or support publicly and privately owned affordable housing in the district or is used to provide infrastructure projects to support publicly and privately owned affordable housing in the district. A project or undertaking authorized under Section 6‑21‑50 also may qualify as a redevelopment project under this chapter. All such projects may be owned by the authority, the municipality, the county, or other appropriate public body. This term includes portions of the redevelopment project located outside the redevelopment project area so long as they provide needed infrastructure support for the redevelopment project area or the municipality makes specific findings of benefit to the redevelopment area.

(2) As used in this section, “affordable housing” means residential housing for rent or sale that is appropriately priced for rent or sale to a person or family whose income does not exceed eighty percent of the median income for the local area, with adjustment for household size, according to the latest figures available from the United States Department of Housing and Urban Development (HUD).

SECTION 2. Section 31‑12‑210(F) of the S.C. Code is amended to read:

(F) The obligations must be issued not later than fifteen thirty‑five years after the adoption of an ordinance by the municipality pursuant to Section 31‑12‑280 concurring in an authority's redevelopment plan.

SECTION 3. Section 12‑10‑88(E) of the S.C. Code is amended to read:

(E) For purposes of this section “closed or realigned federal installation” means that:

(1) until January 1, 2028 June 30, 2044, a federal defense site in which permanent employment was reduced by three thousand or more jobs from the level of such jobs on December 31, 1990, or a federal military base or installation which has been closed or realigned under:

(a)(1) the Defense Base Closure and Realignment Act of 1990;

(b)(2) Title 11 of the Defense Authorization Amendments and Base Closure and Realignment Act; or

(c)(3) Section 2687 of Title 10, United States Code.

SECTION 4. This act takes effect upon approval by the Governor.

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