



2022 South Carolina End of Legislative Session Report

During the 2022 South Carolina Legislative session, legislators considered 3,828 bills and resolutions. Community Associations Institute's (CAI) South Carolina Legislative Action Committee (SC LAC) had a busy legislative session advocating for the [1,333,000 South Carolinians living in 546,000 homes in more than 6,900 community associations](#). The 15-member LAC and their lobbyists Graham Tew and Drew Clawson, worked closely with South Carolina legislators to support legislation that would impact community associations, condominiums, and cooperative housing. Here are a few of the top pieces of legislation the LAC worked on:

H 3537, Flag, homeowners' rights to fly US flag. The SC LAC worked diligently on this bill, drafting proposed amendments to support the ability of homeowners to display the national and state flags in a respectful manner. The SC LAC and lobbyists worked diligently meeting with sponsors, writing and attaching amendments that were added in the House, and working with key legislators to educate them on the importance of allowing associations to regulate flag displays. **Status: Failed Sine Die**

H 3938, SC Inclusionary Housing Act. This bill was originally proposed in the 2021-2022 session and the SC LAC monitored its progress. The bill would have incentivized the building of affordable housing in the form of single- and multi-family housing projects.

Status: Failed Sine Die

H 3979, HOA Solar Panels. Introduced in the previous session, the SC LAC opposed this legislation that would have invalidated any restriction an association may have on the installation of solar panels. While the bill had strong support in the House at the beginning, many sponsors later withdrew their support.

Status: Failed Sine Die

H 4232, Removal of Restrictive Covenants. This bill, which was carried over from the previous session, would have attempted to invalidate many association covenants in South Carolina without cause. The bill remained stagnant for several months and failed.

Status: Failed Sine Die

H 4517, Racially Restrictive Covenant Removal Act. This bill would have allowed for associations to remove racial restrictions quickly and efficiently. The SC LAC supported this bill as it would have made South Carolina just the sixth state in the nation to allow for the removal of discriminatory covenants in deeds and associations. CAI advocates for the adoption of state legislation that provides for a process to allow for the removal of restrictions deemed to be discriminatory under the federal Fair Housing Act and/or state anti-discrimination laws and supported this legislation for South Carolina. See CAI's public policy on removal of discriminatory covenants [here](#).

Status: Failed Sine Die

H 4518, Coastal Structural Stability Study Committee. The SC LAC strongly supported this bill which was introduced in response to the tragic collapse of the Champlain Towers South condominium complex in Surfside, Florida. This bill would have created a study committee to address structures on the South Carolinian coast and ensure proper building inspection and reserve studies to ensure the safety of



residents of these areas. Unfortunately, the bill died in committee.

Status: Failed Sine Die

H 4547, Local Govt's regulating vacation homes/short-term rentals. The SC LAC monitored this legislation for nuance as the bill intended to prevent state governing bodies from prohibiting properties use as short-term or vacation rentals. The bill did not discuss the ability of associations to do so. The bill died in committee.

Status: Failed Sine Die

For more information on the CAI's activities and community association legislation in South Carolina, visit <https://www.caionline.org/Advocacy/LegalArena/Laws/Pages/SC.aspx>

Your Assistance is Needed

The South Carolina LAC was able to accomplish so much in the latest legislative session. As volunteers, members including homeowner leaders, community managers, and business partners, significantly rely on financial support. In addition to contributions from management companies and business partners, your financial support bolsters their advocacy activities in 2022 and beyond. We encourage donations from South Carolina community associations, business partners, and individuals. Please visit www.caionline.org/LACdonate/ and donate to "South Carolina" to support our continued efforts.

We need YOUR voice! [Sign up today](#) to become a CAI Advocacy Ambassador and help shape legislation in your state!

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