To: MLCA Member Boards  
From: MLCA Board  
Re: Legislative Update Public Service Announcement  

State HOAs/POAs Legislation Updates June 2021

The South Carolina Legislative Action Committee (SCLAC) is part of CAI (Community Associations Institute) of which MLCA is a member. Below are minutes from the committee’s May 6 meeting which included a summary of all the legislative bills affecting our members. The short summary of where each bill stands is quick and easy to read.

From the Minutes of May 6, 2021 meeting of the SCLAC

Lobbying Team Report
The 2021 Legislative Session ended on Thursday May 2.

Wake Zone Bill – S-457 and H-3308 have crossed and have been voted out of committee in favor of the Senate version with modifications. The Bill stalled in conference committee as factions debated the application of the bill to freshwater only or both freshwater and coastal waters.

Solar Panel Bill H-3979 The Bill will not move this session. However, Representative Wes Newton will be looking to the SC-LAC for guidance as to how such a Bill can be modified to be acceptable to the community association industry. Our Lobbying Team advised that we reach out to Representative Newton in mid-July to discuss how we can help craft a bill that would be acceptable and still provide appropriate oversite by the ARB’s of community associations.

S-147 limited liability for Pools and other facilities within community associations has passed and has been signed into law by the Governor. This was a big win for CAI and community associations across the State of South Carolina

House Bill 3075 which is the Foreclosure Bill is not moving at this time and has been assigned to the Judiciary committee.

House Bill 3893 which is the Unincorporated Non-Profit Act has not moved. It was noted that the SCLAC in a prior year had supported this Bill. The Bill is assigned to the House Judiciary Committee.

Our Lobbying Team noted that they will be watching for any activity while the present legislative session is adjourned.