Help Support Your Community

Donate $1/Door or More!

SOUTH CAROLINA
LEGISLATIVE ACTION COMMITTEE
Community Associations Institute

Formed in 1995, CAI's South Carolina Legislative Action Committee (SC LAC) is a diverse group of homeowner leaders, community managers, and representatives from community association business partners which provides perspective on how proposed legislation could impact the approximately 1,412,000 South Carolinians who live in 585,000 homes in more than 7,500 community associations across the state. The LAC monitors state legislation, educates lawmakers, and protects the interests of those living and working in community associations.

We need your help to continue this work. Your donation makes our legislative advocacy and outreach efforts possible and helps ensure that community associations remain preferred places to live and work.

TOP REASONS TO CONTRIBUTE

Protect Your Interests: Your donation saves you and your community association money by protecting South Carolina's homeowner and condominium associations from burdensome legislation.

Stay Informed & Involved: SC LAC organizes grassroots advocacy campaigns to facilitate direct communication between you and your elected officials regarding important issues related to community associations.

Track Key Legislation: During the 2026 legislative session, SC LAC tracked 60 pieces of legislation, directly advocating on bills with potential implications on our industry.

Ensure Lawmakers Are Informed & Connected With CAI: By educating lawmakers, their staff, and other key decision-makers on our industry and connecting them with CAI, SC LAC can influence the outcome of legislation.

2026 Priority Legislation

H. 5204 – Homeowners Associations

SC LAC opposed this legislation, which would have enforced a plethora of new regulations and oversight for community associations. This massive bill would have introduced association dissolution procedures, fee caps on documents, webpage requirements, unnecessary election procedures, additional meeting requirements and timelines, as well as requiring a member list be available with contact information. Introduced in the final two months of session, without stakeholder engagement, this sweeping legislation would have negatively impacted associations across South Carolina.
Status: Bill successfully died in committee.

PROPOSED 5% ADMISSIONS TAX ON HOAs WITH AMENITIES

SC LAC opposed a Revenue Ruling proposing to impose a 5% admissions tax on that portion of HOA fees that go towards the expenses for "certain benefits, including the entrance to and use of places of amusement (i.e., tennis courts, swimming pools, golf courses, fitness centers, community clubhouses, etc.)" SC LAC notified the SC Department of Revenue of its opposition to the proposed ruling and various industry advocates met with agency staff to educate the officials on the community association housing model.
Status: Successfully withdrawn.

S. 903 - HOA Change

This legislation sought to amend South Carolina law to require that certain governing documents, such as declarations, master deeds, bylaws, and amendments, be recorded with notarized signatures in the appropriate local government office to remain enforceable. Under this legislation, documents must be recorded by January 10 of the year following their adoption or amendment. The Senate amended the bill before various stakeholders could meet, resulting in the amended bill conflicting with certain existing statutes and posing other problems related to filing documents.
Status: Bill passed Senate with amendments, successfully died in House Committee.

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Make A Difference: It's Easy to Help

CAI depends on professional lobbyists funded by community associations, businesses, and individuals to create the best public policy for the community association industry in South Carolina.

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The South Carolina Legislative Action Committee is NOT a Political Action Committee (PAC) and does not give money to legislators or legislative candidates.

Scan to Donate

Go to www.caionline.org/LACdonate and select "South Carolina" or fill out this form and once completed, return it to:

CAI Headquarters
6402 Arlington Blvd., Suite 500 | Falls Church, VA 22042

Checks should be made payable to: South Carolina Legislative Action Committee

Most community association boards can legally allocate money to support the South Carolina Legislative Action Committee. Please check your governing documents to verify before donating. Corporate contributions are allowed and appreciated.

Association Name: _____
Management Company: _____
Community Manager: _____
Mailing Address: _____
Phone Number: _____
Email Address: _____

Does your association agree to be recognized for its contribution by CAI?

☐ YES ☐ NO

Option 1: Community Pledge

	X	$	=	$
Number of Doors in Community		*Pledge per Door ($1 or More)*		*Total Pledge Amount*

Option 2: Flat Rate Pledge

☐ $100 ☐ $250 ☐ $500 ☐ $1,000 ☐ Other: _____