

5 REASONS WHY YOU SHOULD CONTRIBUTE TO YOUR SOUTH CAROLINA LEGISLATIVE ACTION COMMITTEE



South Carolina Legislative Action Committee

This diverse group of homeowner leaders, community managers, and representatives from community association business partners provides perspective on how proposed legislation could impact people living and working in community associations.

WHY WE NEED YOUR HELP

During legislative sessions in South Carolina, there are always pieces of legislation introduced that impact South Carolina community associations. We need your help now to continue to educate legislators and build relationships on your behalf. In order to be successful in supporting or opposing legislation, we rely on your support. Your donation makes our legislative advocacy and outreach efforts possible.

Please consider donating a \$1 per door (or more) so we can represent your community voice at the State Capitol. Giving is easy, simply donate online today at www.advocacy.caionline.org or mail back your Buck a Door pledge form.

Additional information can be found on the Legislative Action Committee's website (www.cai-sc.org)



1 Gives you a voice. The volunteer committee represents the approximately 1,399,000 South Carolinians living in 577,200 homes in more than 7,400 community associations. Your donation saves you and your community association money by protecting South Carolina's homeowner and condominium associations from burdensome legislation.

2 Keeps you informed and involved. The South Carolina Legislative Action Committee organizes "grassroots" advocacy campaigns — letters, e-mails, phone, and social media communications regarding important issues related to community associations.

3 Tracks legislation that could impact community associations. In 2025, SC LAC actively tracked nearly 40 bills that either directly or indirectly impacted community associations. >> [South Carolina Legislative Tracking \(caionline.org\)](http://SouthCarolinaLegislativeTracking.caionline.org)

4 Strengthens key relationships with lawmakers. By educating lawmakers, legislative and executive staff, and other organizations, as well as testifying, the committee helps advance issues facing community associations and influence the outcome of legislation.

5 Advocacy Successes. South Carolina's legislative session began on January 14 and adjourned on May 8. All pending bills will carry over into 2026. Below is a brief overview of SC LAC's efforts during the 2025 legislative session:

S. 244 – TORT REFORM/CONSTRUCTION DEFECT LEGISLATION: SC LAC **opposed** the original version of this bill, which addressed tort reform and impacted construction defects. SC LAC highlighted the bill's potential unintended consequences that could undermine the ability of homeowners, homeowner associations (HOAs), and condominiums to protect themselves and their largest assets, their homes. Specifically, Section 6 of the original bill, which amends 15-3-670(B) of the SC Code, could greatly impair a homeowner or homeowner association's right to seek repairs for defective construction by eliminating the ability to utilize breaches of building codes as evidence of negligence and other improper acts. Per [CAI's public policy on Protection of Community Association Claims in Construction Defect Legislation](#), construction defect legislation must provide a community association with a meaningful and adequate opportunity to inspect the construction of common property and facilities, and to present any claims it may have to its builder. Repose periods of less than 10 years after the substantial completion of the community do not provide a sufficient period for community associations to discover latent defects. Limitations periods less than two years after the discovery of the nature of the defect do not provide community associations with sufficient time to investigate defects, work with the builder to informally resolve the dispute, and to retain legal counsel. The bill was ultimately **successfully amended** to change the statute of limitation from 8 to 10 years after the substantial completion of the improvement. Additionally, as per [CAI's public policy on Government Regulations of Community Associations](#), legislation should not interfere with community association's right to self-governance. It has become a common practice for builders to insert provisions in community association governing documents that are designed to shield them from legal liability. SC LAC strongly supports responsible governance that protects homeowners and individual homeowners and makes ongoing efforts to collaborate with lawmakers to find alternative legislative approaches to address any concerns raised by S. 244 without imposing unnecessary burdens on community associations and all homeowners in South Carolina.

Status: Amended and passed Senate, Referred to House Committee on Judiciary

H. 3753 - AMATEUR RADIO ANTENNA PROTECTION ACT: SC LAC **opposes** this legislation, which would disallow a county from enacting or enforcing an ordinance that fails to conform to the Amateur Radio Preemption issued by the Federal Communications Commission. Under this legislation, an ordinance adopted by a county with respect to amateur radio antennas must conform to the Amateur Radio Preemption which states that local ordinances that involve placement, screening, or height of antennas based on health, safety, or aesthetic considerations must be crafted to reasonably accommodate amateur communications and to represent the minimum practicable regulation to accomplish the local authority's legitimate purpose. To preserve property values and keep residents safe, community associations must be able to establish necessary rules and regulations on residents' installation and use of amateur radio antennas on personal property.

Status: Referred to House Committee on Labor, Commerce and Industry

Help Protect Your Community



SOUTH CAROLINA
LEGISLATIVE ACTION COMMITTEE
Community Associations Institute

YOUR DONATION MAKES A DIFFERENCE

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of doors

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\$

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☐ \$250

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☐ \$1,000

\$

Helping out is easy! [Go to www.caionline.org/LACdonate](http://www.caionline.org/LACdonate) or fill out and return the Dollar-a-Door or More donations form. 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.**

METHOD OF DONATION

- ☐ **ONLINE**— www.caionline.org/LACDonate
- ☐ **CHECK**— make payable to **South Carolina Legislative Action Committee**

Association Name: _____

Management Company: _____

Community Manager: _____

Mailing Address: _____

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Does your association agree to be recognized for its contribution by CAI? Yes / No

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

Please return this completed form to the address below:

CAI Headquarters

c/o Community Associations Institute

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

(888) 224-4321

**Thank you for
your support!**