

South Carolina General Assembly
126th Session, 2025-2026

S. 768

STATUS INFORMATION

General Bill

Sponsors: Senators Peeler, Alexander, Kimbrell, Verdin, Massey, Hembree, Turner, Williams, Rice, Stubbs, Davis, Garrett, Campsen, Martin, Leber, Zell, Grooms and Young

Companion/Similar bill(s): 223, 3427, 3511, 4690

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Introduced in the Senate on January 13, 2026

Last Amended on February 19, 2026

Currently residing in the Senate

Summary: Homestead exemption

HISTORY OF LEGISLATIVE ACTIONS

| <u>Date</u> | <u>Body</u> | <u>Action Description with journal page number</u> |
|-------------|-------------|--|
| 1/13/2026 | Senate | Introduced and read first time (Senate Journal-page 46) |
| 1/13/2026 | Senate | Referred to Committee on Finance (Senate Journal-page 46) |
| 1/21/2026 | Senate | Committee report: Favorable with amendment Finance (Senate Journal-page 15) |
| 1/22/2026 | | Scrivener's error corrected |
| 2/11/2026 | Senate | Committee Amendment Adopted (Senate Journal-page 17) |
| 2/11/2026 | Senate | Amended (Senate Journal-page 17) |
| 2/11/2026 | Senate | Debate interrupted (Senate Journal-page 17) |
| 2/12/2026 | Senate | Debate interrupted (Senate Journal-page 21) |
| 2/18/2026 | Senate | Amended (Senate Journal-page 38) |
| 2/18/2026 | Senate | Read second time (Senate Journal-page 38) |
| 2/18/2026 | Senate | Roll call Ayes-44 Nays-0 (Senate Journal-page 38) |
| 2/19/2026 | Senate | Amended (Senate Journal-page 11) |
| 2/19/2026 | Senate | Read third time and sent to House (Senate Journal-page 11) |
| 2/19/2026 | Senate | Roll call Ayes-44 Nays-0 (Senate Journal-page 11) |

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VERSIONS OF THIS BILL

[01/13/2026](#)

[01/21/2026](#)

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[02/11/2026](#)

[02/18/2026](#)

02/19/2026

1 ~~Indicates Matter Stricken~~

2 Indicates New Matter

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4 AS PASSED BY THE SENATE

5 February 19, 2026

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S. 768

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9 Introduced by Senators Peeler, Alexander, Kimbrell, Verdin, Massey, Hembree, Turner, Williams,
10 Rice, Stubbs, Davis, Garrett, Campsen, Martin, Leber, Zell, Grooms and Young

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12 S. Printed 2/19/26--S.

13 Read the first time January 13, 2026

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A BILL

11 TO AMEND THE SOUTH CAROLINA CODE OF LAWS BY AMENDING SECTION 12-37-250,
12 RELATING TO THE HOMESTEAD EXEMPTION, SO AS TO INCREASE THE EXEMPTION TO
13 ONE HUNDRED THOUSAND DOLLARS AND TO REDUCE THE AGE ELIGIBILITY TO
14 SIXTY; BY AMENDING SECTION 12-37-266, RELATING TO THE HOMESTEAD
15 EXEMPTION, SO AS TO MAKE A CONFORMING CHANGE; BY AMENDING SECTION
16 12-37-280, RELATING TO THE HOMESTEAD EXEMPTION, SO AS TO MAKE A
17 CONFORMING CHANGE; BY AMENDING SECTION 12-37-290, RELATING TO THE
18 HOMESTEAD EXEMPTION, SO AS TO MAKE A CONFORMING CHANGE; BY AMENDING
19 SECTION 12-37-220, RELATING TO GENERAL EXEMPTION FROM TAXES, SO AS TO MAKE
20 A CONFORMING CHANGE; BY AMENDING SECTION 11-11-150, RELATING TO
21 DEDUCTIONS FOR THE TRUST FUND FOR TAX RELIEF, SO AS TO MAKE A CONFORMING
22 CHANGE; AND BY REPEALING SECTION 12-37-245 RELATING TO THE HOMESTEAD
23 EXEMPTION.

24 Amend Title To Conform

25

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

27

28 SECTION 1. Article 3, Chapter 37, Title 12 of the S.C. Code is amended by adding:

29

30 Section 12-37-253. (A) Any eligible person may claim an exemption from county, municipal, school,
31 and special assessment real property equal to an amount of the fair market value on the person's
32 dwelling place as set forth in subsection (C). A person may not claim this exemption and the exemption
33 set forth in Section 12-37-250 and a person must be eligible for this exemption to claim the exemption
34 set forth in Section 12-37-250. For purposes of eligibility, application, and reimbursement, this
35 exemption must be administered in the same manner as the exemption allowed pursuant to Section
36 12-37-250, including the application of other laws affecting the exemption allowed pursuant to Section
37 12-37-250, mutatis mutandis. For a person eligible for this exemption pursuant to subsection (B)(1),
38 the previous application for the exemption allowed pursuant to Section 12-37-250 must be considered
39 the application for this exemption.

40 (B) A person becomes eligible for this additional exemption:

41 (1) if the person was eligible to claim the exemption pursuant to Section 12-37-250 in Property
42 Tax Year 2025 and otherwise qualifies;

43 (2)(a) when the person meets the requirements of Section 12-37-250(A)(1)(i), (ii), or (iii); and

1 (b) when the person has been a resident of this State for at least five entire property tax years
2 and filed an individual income tax return for at least five tax years in this State at any time before the
3 application; or

4 (3)(a) when the person meets the requirements of Section 12-37-250(A)(1)(i), (ii), or (iii); and

5 (b) when the person has been a resident of this State for at least ten entire property tax years
6 and filed an individual income tax return for at least ten tax years in this State at any time before the
7 application.

8 (C) A person who qualifies for this exemption pursuant to item (B)(1) or (B)(3) qualifies for a one
9 hundred fifty thousand dollar exemption. A person who qualifies for this exemption pursuant to item
10 (B)(2) qualifies for a seventy-five thousand dollar exemption. The exemption amounts set forth in this
11 subsection are not cumulative and may not be combined.

12 (D) By ordinance, a governing body of a county may increase the exemption allowed by this section,
13 however, any taxes not collected as a result of the increase in the exemption are not eligible for
14 reimbursement.

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16 SECTION 2. Section 11-11-150(A) of the S.C. Code is amended by adding:

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18 (6) Section 12-37-270 for the homestead exemption allowed pursuant to Section 12-37-253;

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20 SECTION 3. Section 12-37-245 of the S.C. Code is repealed.

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22 SECTION 4. Chapter 45, Title 12 of the S.C. Code is amended by adding:

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24 Section 12-45-72. In addition to the requirements provided in Section 12-60-2510, a property tax
25 notice or assessment must include an itemized list of any homestead exemption received by the
26 taxpayer and a notation of State Legislature Aiding in Saving Homes (SLASH), the amount in which
27 the individual's property tax bill was reduced, and in the amount, if any, in which the State reimbursed
28 the local taxing authorities on behalf of the individual.

29
30 SECTION 5. If any section, subsection, paragraph, subparagraph, sentence, clause, phrase, or word of
31 this act is for any reason held to be unconstitutional or invalid, the General Assembly hereby declares
32 that it would not have passed this act, without the sections, subsections, paragraphs, subparagraphs,
33 sentences, clauses, phrases, or words declared to be unconstitutional, invalid, or otherwise ineffective.

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35 SECTION 6. This act takes effect upon approval by the Governor and first applies to property tax
36 years beginning after 2025.

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