



South Carolina
Department of Labor, Licensing and Regulation



Real Estate Commission

110 Centerview Drive
Post Office Box 11847
Columbia, SC 29211-1847
Phone: (803) 896-4400
FAX: (803) 896-4427

Henry D. McMaster
Governor

Emily H. Farr
Director

Revised Residential Property Condition Disclosure Statement – effective June 1, 2023

On February 15, 2023, the Commission approved revisions to the Residential Property Condition Disclosure Statement. These revisions include the following:

- Additional clarity on the “No representation” explanation on page 1
- Modification to last paragraph on page 1 to mirror S.C. Code Ann. § 27-50-50
- Inclusion of “first right of refusal” to question 18
- More detail to Questions 20 and 23 regarding flooding problems to property and structures on the property during ownership as well as identification of flood zones and flood risk
- More detail to question 22 regarding erosion control and erosion control structures
- Revisions to Questions 24 and 25 regarding public or private insurance and insurance claims related to flooding
- An additional question regarding repairs made as a result of flooding that were not filed through insurance
- An additional question regarding flood disaster assistance
- An additional question regarding beach nourishment
- Clarity for questions 5 and 7 regarding Section II: roof system issues compared to structural repairs and/or modifications
- Clarity to section IV regarding other pest infestations
- Addition to Section VII to include the disclosure of vacation rental periods that reasonably may begin no later than ninety days after the date the purchaser’s interest is recorded in the deeds office per the Vacation Rental Act
- Addition of a separate checkbox for “Subject to Vacation/Short Term Rental” before signature section on page 6

Transactions begun prior to June 1, 2023, are not required to use the revised disclosure statement. Any transaction begun on or after June 1, 2023, must use the revised disclosure statement.

A copy of the revised disclosure statement can be found on the Commission’s [Resource and Forms page](#).

For review of the discussion on the revisions please visit the Commission’s [Meeting Minutes page](#). *The meeting minutes for the February 15, 2023 meeting will be posted following approval by the Commission on March 16, 2023.*