



Exemptions From
South Carolina Residential Property Condition Disclosure Law
Title 27 Chapter 50 Article I

Section 27-50-30. This Article does not apply to transfers:

- (1) pursuant to court order including transfers in administration of an estate, pursuant to a writ of execution, by foreclosure sale, by a trustee in bankruptcy, by a receiver, by eminent domain, and resulting from a decree for specific performance;
- (2) to a mortgagee from the mortgagor or his successor in interest in a mortgage if the indebtedness is in default, by a trustee pursuant to a deed of trust or to a mortgagee pursuant to a mortgage if the indebtedness is in default, by a trustee under a mortgage pursuant to a foreclosure sale, or by a mortgagee who has acquired the real property at a sale conducted pursuant to a judgment and order of foreclosure;
- (3) by a fiduciary in the course of the administration of a decedent's estate, guardianship, conservatorship, or trust;
- (4) from one or more co-owners solely to one or more other co-owners;
- (5) made solely to a spouse or a person or persons in the lineal line of consanguinity of one or more transferors;
- (6) between spouses resulting from a divorce decree or support order or marital property distribution order;
- (7) made by virtue of the record owner's failure to pay federal, state, or local taxes;
- (8) to or from the federal government;
- (9) to the State, its agencies and departments, and its political subdivisions including school districts;
- (10) involving the first sale of a dwelling never inhabited;
- (11) real property sold at public auction;
- (12) to a residential trust;
- (13) between parties when both parties agree in writing not to complete a disclosure statement.