

Clementa C. Pinckney Uniform Partition of Heirs' Property Act (SC Code of Laws, Sections 15-61-310 et seq.)

Effective for Partition Actions Filed On and After January 1, 2017. (Minimum Estimated Duration = 12 Months)

	<u>TASK</u>	<u>START</u>	<u>DURATION</u>	<u>END</u>	<u>Codes</u>
1	Notice / Motion for HP Determination (+10 lead time)	1/1/2017	10 days	1/10/2017	15 61 330
2	Post & Maintain HP Sign on Property (10 days after deter.)	1/10/2017	1 year	12/31/2017	15 61 340
3	Sale may be ordered without writ upon testimony taken.	1/10/2017	1 year	12/31/2017	15 61 340
4	Hearing on HP Determination (7 days lead for order)	1/10/2017	7 days - order	1/17/2017	NONE
SECTION 15 61 360. Determination of value of property.					
5	Court Appoints Licensed Appraiser (+10 lead time)	1/17/2017	2 months	3/17/2017	15 61 360(D)
6	Appraisal Filed with Court (+2 months lead)	3/17/2017	60 days	5/16/2017	15 61 360(F)
7	Notice for hearing on filed appraisal (+60)	5/16/2017	10 days	5/26/2017	15 61 360(G)
8	Hearing on Filed Appraisal (+60 + 10 lead = +70)	5/26/2017	7 days - order	6/2/2017	15 61 360(G)
9	Court Gives FMV to Plaintiff	6/2/2017	1 week	6/9/2017	15 61 360(G)
10	Plaintiff gives FMV to Parties	6/9/2017	n/a	6/9/2017	15 61 360(G)
11	Right of First Refusal Notice	6/19/2017	n/a	6/19/2017	15 61 370(A)
12	Notice for trial date set by court - (trial 2 months out)	<u>6/19/2017</u>	<u>n/a</u>	(est. 8/19/2017)	NONE
SECTION 15 61 370. Cotenant requesting partition by sale.					
13	10 days BEFORE trial date:	8/10/2017	<u>n/a</u>	8/10/2017	15 61 370
14	Trial Date	(est. 8/19/2017)	<u>n/a</u>	(est. 8/19/2017)	NONE
15	Notice of Who Wants to Buy What	8/10/2017	<u>n/a</u>	n/a	15 61 370(D)
16	Deposits for Purchases Due in 60 Days	10/9/2017	<u>n/a</u>	10/9/2017	15 61 370(E)
17	Notice of Resolution Under 15-61-380 - in kind / allotment	10/29/2017	<u>n/a</u>	10/29/2017	15 61 370(F)
18	Notice for Purchase of Defaulting Parties [out of order]	7/29/2017	<u>n/a</u>	7/29/2017	15 61 370(G)
19	D2 Notice After Reallocations Under D(2) of Section 15-61-370	11/8/2017	<u>n/a</u>	11/8/2017	15 61 370(H)
SECTION 15 61 380. Partition in kind or by allotment.					
20	<i>Paragraph "E(3)" of Section 370. (No cotenant elects to buy all the interests in partition by sale)</i>				15 61 390
SECTION 15 61 400. Sale of heirs' property; open market sale; sale by sealed bids.					
21	<u>30 days after order for open market sale</u>	12/8/2017	<u>n/a</u>	12/8/2017	15 61 400
22	<u>10 days to file after an offer at fmv</u>	12/18/2017	<u>n/a</u>	12/18/2017	15-61-410