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Jeffrey Zell

South Carolina

State Senator, SD-036 (R)

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Lifetime
Freedom
Score

2026 SC Legislative Scorecard

✓ Pro-Freedom	✗ Anti-Freedom	— Did not Vote	Vote
1. Expands and clarifies the state tax credit for redeveloping abandoned buildings.			✗
Pro-Freedom: No · Cast: Yes · S0853 · Passed 33–10 · 02/25/2026			
2. Requires public schools and colleges to designate multi-person restrooms, changing rooms, and sleeping quarters for use only by members of one sex.			✓
Pro-Freedom: Yes · Cast: Yes · H4756 · Passed 33–2 · 03/26/2026			
3. Allows certain municipalities to ask voters to approve a local sales tax of up to one percent. Estimated cost per household: -\$46.00/year.			✗
Pro-Freedom: No · Cast: Yes · S0866 · Passed 32–9 · 04/01/2026			
4. Establishes a statewide goal of increasing protected land from about 3.4 million acres to seven million acres by 2050.			✗
Pro-Freedom: No · Cast: Yes · H5069 · Passed 41–2 · 05/06/2026			
5. Sets deceptive rules for selecting and overseeing South Carolina's delegates to a potential Article V convention.			✗
Pro-Freedom: No · Cast: Yes · H3558 · Passed 38–2 · 05/13/2026			
6. Would strengthen legislative oversight of state regulations and reduce unnecessary burdens on small businesses.			✓
Pro-Freedom: Yes · Cast: Yes · H3021 · Passed 22–22 · 05/14/2026			

Scorecard Votes: 33%

Why do these votes matter?

1. Tax Credits for Redevelopment

S853 expands and clarifies the state tax credit for redeveloping abandoned buildings. It allows buildings to qualify even if they were not used to generate income before becoming abandoned, clarifies which rehabilitation expenses are eligible, and requires developers to file notice before obtaining a building permit to receive the full credit. The law also prohibits using the tax credit as collateral for debt.

The South Carolina State Senate passed S853 on February 25, 2026 by a vote of 33 to 10. We have assigned pluses to the nays because this legislation expands a preferential tax credit that allows government to favor certain property owners and development projects over others. Such targeted credits distort the free market, shift a greater share of the tax burden onto those who do not qualify, and empower government to pick economic winners and losers. Instead, the Legislature should reduce and eliminate taxes broadly and uniformly for all individuals and businesses.

2. Biological Sex

H4756 requires public schools and colleges to designate multi-person restrooms, changing rooms, and sleeping quarters for use only by members of one sex. The bill defines sex based on a person's biological sex at birth, and requires schools to provide reasonable accommodations, such as single-occupancy facilities, for students who do not want to use the facilities assigned to their sex. Schools that violate the act may face penalties, and students may sue if the law is violated.

The South Carolina State Senate passed H4756 on March 26, 2026 by a vote of 33 to 2. We have assigned pluses to the ayes because individuals have a right—which government has a duty to protect—to shield themselves and their children from obscene, indecent, or profane activity. These rights are retained under the 9th and 14th Amendments to the U.S. Constitution. The Left is promoting radical, Marxist ideas, including the notion that people can choose any gender or pronouns and identify as transgender. Scientifically and biblically, there are two genders, and society should not conform to the radical Left's woke culture.

3. Municipal Sales Taxes

S866 allows certain municipalities to ask voters to approve a local sales tax of up to one percent. At least 20 percent of the revenue must be used to reduce property taxes on owner-occupied homes, and the remainder may be used for specified municipal projects. The bill establishes procedures for approving, collecting, and administering the tax and calculating the property-tax credits.

The South Carolina State Senate passed S866 on April 1, 2026 by a vote of 32 to 9. We have assigned pluses to the nays because this bill does not provide genuine tax relief, but instead authorizes municipalities to increase one tax in exchange for reducing another. The sales tax would allow municipal governments to spend even more taxpayer money on projects and activities that are not proper functions of government. Furthermore, the property-tax credits favor certain property owners over others, allowing government to pick winners and losers through the tax code rather than treating all property owners equally.

4. Public-land Protection

H5069 establishes a statewide goal of increasing protected land from about 3.4 million acres to seven million acres by 2050, relying on voluntary conservation easements, public ownership, and existing agency programs.

The South Carolina State Senate passed H5069 on May 6, 2026 by a vote of 41 to 2. We have assigned pluses to the nays because acquiring and controlling land is not a proper function of government and conflicts with the nation's founding principles of private-property ownership and limited government. Such policies remove land from productive use, restrict future landowners, and create pressure for additional government spending and regulation. The measure also advances the broader global environmental agenda embodied in the United Nations' Agenda 2030, including its calls to combat supposed climate change and promote "sustainable" land use.

5. Con-Con Rules

H3558 establishes a process for selecting, qualifying, and overseeing South Carolina's delegates to a potential Article V constitutional convention. It provides for seven commissioners and one alternate chosen by the Legislature, sets eligibility requirements (e.g., citizenship, residency, voter status, age, no recent felony or lobbying history), and requires an oath of office.

The South Carolina State Senate passed H3558 on May 13, 2026 by a vote of 38 to 2. We have assigned pluses to the nays because this bill gives a false sense of security that an Article V convention can be controlled, even though delegates from other states would not be bound by South Carolina's rules and could propose sweeping changes—including a new constitution, as happened in 1787. Convention of States simulations in 2016 and 2023 produced amendments massively expanding federal power, spending, and control—the very abuses advocates claim they want to stop. A convention today would be a "Trojan horse" for globalists and leftists seeking to dismantle constitutional limits on government.

6. Small-business Deregulation

H3021 would strengthen legislative oversight of state regulations and reduce unnecessary burdens on small businesses. It would require economic-impact reviews for major regulations, legislative approval for regulations projected to cost at least \$1 million over five years, and regular reviews to identify outdated or unauthorized rules. It also would direct courts to interpret laws and regulations independently rather than defer to state agencies.

The South Carolina State Senate failed to pass H3021 on May 14, 2026 by a vote of 22 to 22. We have assigned pluses to the ayes because this legislation rightly strips power from unelected bureaucrats exercising authority beyond the proper role of government, and restrains them from exercising lawmaking and interpretive powers that properly belong to the Legislature and judiciary. Requiring legislative approval for costly regulations would help restore accountability to elected representatives, preserve the separation of powers, and help protect small businesses from arbitrary mandates that burden economic activity and infringe upon liberty and property.