

Bill Summary
1st Session of the 59th Legislature

Bill No.:	SB 1705
Version:	HASB
Author:	Sen. Howard
Date:	05/21/2024

Bill Analysis

SB 1705 prohibits foreign government adversaries designated as hostile or a Country of Particular Concern from owning land in the state. The measure also authorizes a person's attorney-in-fact, court-appointed guardian or personal representative, authorized officer of the entity, or trustee to execute the affidavit when registering a deed with the county clerk. The measure outlines which deeds are exempt from this affidavit. Persons who are not citizens of the United States and foreign entities from countries that are not considered adversaries may own land if they are authorized to own land in their country of origin. The measure provides that the required affidavit shall not apply to deeds which confirms, corrects, modifies, or supplements a deed previously recorded as well as deeds made by a grantor to correct a defect in the title, transfer-on-death deeds, a state or federal court order in an action to quiet title or to cure a defect in title, deeds which secure a debt or other obligation, deeds of dedication to the public, and deeds in favor of the United States or any of its political subdivisions or the tribes.

House Amendments

HA's to SB 1705 adds language relating to hostile countries and provides that a noncitizen or foreign entity may own land if they are authorized to own land in their country of origin.

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