

1 2. A county clerk's office shall refuse to accept for
2 recordation an unfair service agreement or notice or memorandum;

3 3. In the event that a county clerk does accidentally record an
4 unfair service agreement or notice or memorandum, the county clerk
5 shall incur no liability for doing so; ~~and~~

6 4. If an unfair service agreement or notice or memorandum is
7 recorded in this state, it shall not provide actual or constructive
8 notice against an otherwise bona fide purchaser ~~or~~, creditor, or
9 title company; and

10 5. If an unfair service agreement or notice or memorandum is
11 recorded in this state it shall be considered void.

12 SECTION 2. This act shall become effective November 1, 2025.

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14 COMMITTEE REPORT BY: COMMITTEE ON JUDICIARY AND PUBLIC SAFETY
15 OVERSIGHT, dated 03/06/2025 - DO PASS, As Coauthored.

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