

**Bill Summary**  
1<sup>st</sup> Session of the 60<sup>th</sup> Legislature

<b>Bill No.:</b>	<b>SB 925</b>
<b>Version:</b>	<b>INT</b>
<b>Request No.</b>	<b>1017</b>
<b>Author:</b>	<b>Sen. Hamilton</b>
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**Bill Analysis**

SB 925 creates a felony for the crime of deed theft and establishes a maximum penalty of \$5,000.00 and a maximum term of imprisonment of 3 years. Deed theft is defined as intentionally altering property documents such as a residential or commercial deed or title with the intent to deceive or defraud. Misrepresentation of oneself as the property owner also qualifies as deed theft. The measure requires notification on the signs and risks of deed theft to be provided to the signers at the time of closing for each transaction. The measure requires the county clerk to post signage stating that it is a crime to intentionally file a fraudulent court record or a fraudulent instrument with the clerk. The measure outlines a form that shall be provided to persons who believe that a document previously filed or recorded or submitted for filing or for filing and recording is fraudulent.

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