

Bill Summary
1st Session of the 60th Legislature

Bill No.:	SB 961
Version:	FS
Request No.:	1803
Author:	Sen. Bullard
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Bill Analysis

SB 961 requires any county clerk filing a deed to notify the previous holder of the deed about the filing. The method of notification shall be left to the discretion of the clerk. The clerk may charge a \$1.00 notification fee for each deed to the filer. If the clerk has a reasonable suspicion that the filing is fraudulent, he or she shall immediately notify the local district attorney. The district attorney shall investigate the claim of fraud. The county clerk and district attorney shall not be liable to a deed holder for any damages if they are complying with the provisions of this measure. The previous deed holder may also notify the district attorney if he or she believes the filing was fraudulent. The district attorney shall file a lis pendens with the county clerk on behalf of the person who lost his or her deed due to fraud. The measure establishes a maximum fine of \$1,000.00 to be levied by the district attorney if a person is found to have fraudulently filed a deed. Monies from the fines shall be placed in the District Attorneys Evidence Fund.

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