

Bill Summary
1st Session of the 60th Legislature

Bill No.:	SB 961
Version:	INT
Request No.	943
Author:	Sen. Bullard
Date:	01/22/2025

Bill Analysis

SB 961 directs the county clerk to notify or attempt to notify the previous deed holder of the filing. The measure authorizes the county clerk to determine the best method to notify the deed holder and authorizes the use of third party vendors for such notification. The notification must provide notice to the previous holder of the filing. Deed holders are authorized to place a trigger within their deed to notify such holders of any filing relating to their deed. If the deed holder of a deed with a trigger on it contests the filing, the county clerk shall cease completion of the filing and submit a formal and immediate inquiry to the local district attorney to investigate and make a determination as to whether the awaiting filing of a deed is fraudulent or is a legitimate deed conveyance. The district attorney shall verify with the current holder whether the filing shall proceed. If the current holder does not respond within 5 business days, the filing shall proceed.

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