

By: Ellzey

H.B. No. 2131

A BILL TO BE ENTITLED

AN ACT

relating to the retention of instruments recorded in the property records of a county.

BE IT ENACTED BY THE LEGISLATURE OF THE STATE OF TEXAS:

SECTION 1. Section 13.002, Property Code, is amended to read as follows:

Sec. 13.002. EFFECT AND RETENTION OF RECORDED INSTRUMENT.

An instrument that is properly recorded in the proper county [~~is~~]:

(1) is notice to all persons of the existence of the instrument; [~~and~~]

(2) is subject to inspection by the public; and

(3) has a permanent record retention period unless a different retention period for the instrument is provided by a records retention schedule adopted under Section 441.158, Government Code, or by other law.

SECTION 2. This Act takes effect immediately if it receives a vote of two-thirds of all the members elected to each house, as provided by Section 39, Article III, Texas Constitution. If this Act does not receive the vote necessary for immediate effect, this Act takes effect September 1, 2021.