

1-1 By: Geren (Senate Sponsor - Fraser) H.B. No. 3073
1-2 (In the Senate - Received from the House April 16, 2009;
1-3 April 27, 2009, read first time and referred to Committee on
1-4 Business and Commerce; May 21, 2009, reported adversely, with
1-5 favorable Committee Substitute by the following vote: Yeas 8,
1-6 Nays 0; May 21, 2009, sent to printer.)

1-7 COMMITTEE SUBSTITUTE FOR H.B. No. 3073 By: Fraser

1-8 A BILL TO BE ENTITLED
1-9 AN ACT

1-10 relating to charges at closing of certain real property
1-11 transactions.

1-12 BE IT ENACTED BY THE LEGISLATURE OF THE STATE OF TEXAS:

1-13 SECTION 1. Chapter 2501, Insurance Code, is amended by
1-14 adding Section 2501.008 to read as follows:

1-15 Sec. 2501.008. THIRD-PARTY CHARGES. A title insurance
1-16 company, title insurance agent, or direct operation may charge,
1-17 separate from the title insurance premium, actual costs or a
1-18 reasonable estimate of costs incurred in connection with a closing
1-19 and settlement, including:

1-20 (1) a charge by a third party for an electronic filing
1-21 fee; or

1-22 (2) a fee of a third party for the provision of an ad
1-23 valorem tax report.

1-24 SECTION 2. This Act applies only to a real property
1-25 transaction that closes on or after the effective date of this Act.
1-26 A real property transaction that closes before the effective date
1-27 of this Act is governed by the law as it existed immediately before
1-28 the effective date of this Act, and that law is continued in effect
1-29 for that purpose.

1-30 SECTION 3. This Act takes effect January 1, 2010.

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