

House Bill 3073
Senate Amendments
Section-by-Section Analysis

HOUSE VERSION

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

Sec. 2501.008. THIRD-PARTY CHARGES. A title insurance company, title insurance agent, or direct operation may charge, separate from the title insurance premium, any actual costs incurred in connection with a closing and settlement, including:

- (1) a charge by a third party, such as a governmental entity, for an electronic filing fee; or
- (2) a fee of a third party for a service rendered or performed.

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

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

SENATE VERSION

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

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

- (1) a charge by a third party for an electronic filing fee; or
- (2) a fee of a third party for the provision of an ad valorem tax report.

Same as House version.

Same as House version.

CONFERENCE