

1 AN ACT

2 relating to the time for recording a durable power of attorney for
3 certain real property transactions.

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

5 SECTION 1. Section 751.151, Estates Code, is amended to
6 read as follows:

7 Sec. 751.151. RECORDING FOR REAL PROPERTY TRANSACTIONS
8 REQUIRING EXECUTION AND DELIVERY OF INSTRUMENTS. A durable power of
9 attorney for a real property transaction requiring the execution
10 and delivery of an instrument that is to be recorded, including a
11 release, assignment, satisfaction, mortgage, security agreement,
12 deed of trust, encumbrance, deed of conveyance, oil, gas, or other
13 mineral lease, memorandum of a lease, lien, or other claim or right
14 to real property, must be recorded in the office of the county clerk
15 of the county in which the property is located not later than the
16 30th day after the date the instrument is filed for recording.

17 SECTION 2. This Act applies only to a real property
18 transaction entered into on or after the effective date of this Act.
19 A real property transaction entered into before the effective date
20 of this Act is governed by the law in effect when the transaction
21 was entered into, and the former law is continued in effect for that
22 purpose.

23 SECTION 3. This Act takes effect September 1, 2015.

President of the Senate

Speaker of the House

I certify that H.B. No. 3316 was passed by the House on May 15, 2015, by the following vote: Yeas 128, Nays 1, 2 present, not voting.

Chief Clerk of the House

I certify that H.B. No. 3316 was passed by the Senate on May 26, 2015, by the following vote: Yeas 31, Nays 0.

Secretary of the Senate

APPROVED: _____

Date

Governor