

By: Miles

S.B. No. 1637

A BILL TO BE ENTITLED

AN ACT

relating to the delivery of a deed to a grantee and to the recording of a deed.

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

SECTION 1. Subchapter A, Chapter 5, Property Code, is amended by adding Section 5.0195 to read as follows:

Sec. 5.0195. DELIVERY TO GRANTEE AND RECORDING OF DEED REQUIRED. (a) A deed that conveys an interest in real property to a grantee must be delivered to the grantee after the deed is executed.

(b) Not later than the second anniversary of the date a deed is delivered to the grantee, the deed must be recorded in the real property records of the county in which the property conveyed by the deed is located.

(c) A deed is voidable if the deed is not delivered to the grantee and recorded as required by this section.

SECTION 2. The change in law made by this Act applies only to a deed executed on or after the effective date of this Act. A deed executed 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 September 1, 2021.