

**LEGISLATIVE BUDGET BOARD**  
**Austin, Texas**

**FISCAL NOTE, 87TH LEGISLATIVE REGULAR SESSION**

**April 2, 2021**

**TO:** Honorable Chris Turner, Chair, House Committee on Business & Industry

**FROM:** Jerry McGinty, Director, Legislative Budget Board

**IN RE: HB3115** by Shine (Relating to the release of a judgment lien on homestead property.), **As Introduced**

<b>No significant fiscal implication to the State is anticipated.</b>
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The bill would amend the Property Code to provide that a judgment debtor may file, at any time, a certificate of mailing that substantially complies with Section 52.0012(g). The bill would provide that a bona fide purchaser or mortgagee and similarly situated individuals cannot rely conclusively on the affidavit unless the judgment debtor has filed a certificate of mailing and at least 21 days have elapsed from the date of the filing of the certificate of mailing. The bill would modify the form the homestead affidavit as release of judgment lien form may take and add a new subsection detailing the form a certificate of filing must substantially follow.

Based on information provided by the Office of Court Administration, no significant fiscal impact to the state court system is anticipated as a result from implementing the provisions of the bill.

**Local Government Impact**

No significant fiscal implication to units of local government is anticipated.

**Source Agencies:** 212 Office of Court Admin

**LBB Staff:** JMc, SZ, BH