

By: West

S.B. No. 15

A BILL TO BE ENTITLED

AN ACT

relating to recording requirements for certain documents concerning real property.

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

SECTION 1. Section 191.010(b), Local Government Code, is amended to read as follows:

(b) A county clerk shall ~~[in a county that allows for electronic filing of documents in the real property records of the county may]~~ require a person presenting a document ~~[in person]~~ for filing in the real property records of the county to present a photo identification to the clerk. The clerk shall ~~[may]~~ copy the photo identification or record information from the photo identification. The clerk may not charge a person a fee to copy or record the information from a photo identification.

SECTION 2. Section 12.001(b), Property Code, is amended to read as follows:

(b) An instrument conveying real property may not be recorded unless:

(1) it is signed and acknowledged or sworn to by the grantor in the presence of two or more credible subscribing witnesses or acknowledged or sworn to before and certified by an officer authorized to take acknowledgements or oaths, as applicable; and

(2) any individual presenting the instrument for

1 recording presents a photo identification to the county clerk as  
2 required by Section 191.010, Local Government Code.

3         SECTION 3. This Act takes effect immediately if it receives  
4 a vote of two-thirds of all the members elected to each house, as  
5 provided by Section 39, Article III, Texas Constitution. If this  
6 Act does not receive the vote necessary for immediate effect, this  
7 Act takes effect on the 91st day after the last day of the  
8 legislative session.