

1-1 By: Swanson, et al. (Senate Sponsor - Zaffirini) H.B. No. 4202
1-2 (In the Senate - Received from the House May 12, 2025;
1-3 May 12, 2025, read first time and referred to Committee on
1-4 Jurisprudence; May 23, 2025, rereferred to Committee on State
1-5 Affairs; May 25, 2025, reported favorably by the following vote:
1-6 Yeas 10, Nays 0; May 25, 2025, sent to printer.)

1-7 COMMITTEE VOTE

1-8	Yea	Nay	Absent	PNV
1-9	X			
1-10	X			
1-11	X			
1-12	X			
1-13	X			
1-14	X			
1-15	X			
1-16			X	
1-17	X			
1-18	X			
1-19	X			

1-20 A BILL TO BE ENTITLED
1-21 AN ACT

1-22 relating to proof of identity of a person making an acknowledgment
1-23 of a written instrument.

1-24 BE IT ENACTED BY THE LEGISLATURE OF THE STATE OF TEXAS:

1-25 SECTION 1. Section 121.005(a), Civil Practice and Remedies
1-26 Code, is amended to read as follows:

1-27 (a) An officer may not take the acknowledgment of a written
1-28 instrument unless the officer knows or has satisfactory evidence
1-29 that the acknowledging person is the person who executed the
1-30 instrument and is described in it. An officer may accept, as
1-31 satisfactory evidence of the identity of an acknowledging person,
1-32 only:

1-33 (1) the oath of a credible witness who:
1-34 (A) is personally known to the officer; or
1-35 (B) provides the officer with a current
1-36 identification card or other document issued by the federal
1-37 government or any state government that contains the photograph and
1-38 signature of the witness;

1-39 (2) a current identification card or other document
1-40 issued by the federal government or any state government that
1-41 contains the photograph and signature of the acknowledging person;
1-42 or

1-43 (3) with respect to a deed or other instrument
1-44 relating to a residential real estate transaction, a current
1-45 passport issued by a foreign country.

1-46 SECTION 2. This Act takes effect immediately if it receives
1-47 a vote of two-thirds of all the members elected to each house, as
1-48 provided by Section 39, Article III, Texas Constitution. If this
1-49 Act does not receive the vote necessary for immediate effect, this
1-50 Act takes effect September 1, 2025.

1-51 * * * * *