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H.B. 749
136th General Assembly

Bill Analysis

Version: As Introduced

Primary Sponsors: Reps. Roemer and Kishman

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SUMMARY

- Requires an individual to provide photo identification when presenting a conveyance to the county recorder.
- Allows county auditors to establish property protection programs.
- Requires real estate brokers' and real estate salespersons' continuing education to include one hour of instruction on deed and title fraud prevention, identification, response, and reporting.

DETAILED ANALYSIS

Photo ID for conveyances

The bill requires a person who is presenting a conveyance to the county recorder for recording to provide photo identification; real estate agents/brokers and title insurance agents are excluded from the requirement. The following are valid photo IDs for purposes of the requirement: an unexpired passport, driver's license, government-issued nondriver identification card, or other form of government-issued identification with the signature or photograph of the individual.¹

Property protection program

The bill allows a county auditor to establish a property protection program under which the auditor's office would send an automated message to property owners when a deed conveying title to their property is presented to the county auditor for transfer. Property owners would need to register for the program by appearing in person, presenting evidence of residence

¹ R.C. 317.22.

and photo identification, and filling out a form prescribed by the auditor.² After notifying a property owner about an attempted transfer, the county auditor must wait 24 hours before transferring the property; the auditor can transfer it sooner – within that 24 hours – if the owner authorizes the transfer.

The form must include the owner’s name, email address, and phone number, and the parcel number and address of the property being registered.

The following documents are valid to show evidence of residence:

- A utility bill or receipt of utility installation issued within 90 days of registering for the program.
- A paycheck or paystub issued to the property owner within 90 days of registering, which must include the address of the owner’s residence.
- The most current available bank statement issued to the owner, which must include the address of the owner’s residence.
- Any other official document issued to the applicant that includes the address of the applicant’s residence (each county auditor must develop guidelines for determining what qualifies as an “official document”).³

Continuing education

Continuing law requires real estate brokers and real estate salespersons to complete 30 hours of continuing education every three years. The bill requires one hour to be focused on deed and title fraud prevention, identification, response, and reporting.⁴

HISTORY

Action	Date
Introduced	03-10-26

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² Owners can remove a property as necessary also.

³ R.C. 317.43.

⁴ R.C. 4735.141. Individuals who are 70 or older only complete nine hours.