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H.B. 749
(1_136_2614-5)
136th General Assembly

Fiscal Note & Local Impact Statement

[Click here for H.B. 749's Bill Analysis](#)

Version: In House Local Government

Primary Sponsors: Reps. Roemer and Kishman

Local Impact Statement Procedure Required: No

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Highlights

- The bill provides permissive authority for county auditors to establish a property protection program. Properties registered under the program cannot be conveyed until that registration is canceled.
- The costs a county auditor will incur for implementing and overseeing the program will largely depend on the number of properties registered and the volume of transactions to be monitored. The system may be run by the county auditor or a third-party vendor.

Detailed Analysis

The bill provides permissive authority for a county auditor to establish a property protection program, under which the auditor's office would send an automated message to a property owner when the deed conveying title to their property is presented to the auditor for transfer. Registering a property with the program under the bill means that the auditor cannot convey the property until the registration is canceled. If a county auditor opts to run a property protection program, the bill allows for them to choose whether property owners would need to register in person or via an online system. The program may be run internally by the auditor's office or operated by a third-party vendor.

The overall costs of establishing such a program will depend on the number of properties registered for the program and transaction volume. County auditors would experience costs for sending any required automated messages when property is to be conveyed under the bill. There would also be administrative costs to process registrations into the program as well as cancel existing registered properties when necessary. The impacts of delaying the conveyance of property until a registration is canceled, is unclear.

Synopsis of Fiscal Effect Changes

The substitute bill (I_136_2614-4) maintains the permissive authority for county auditors to set up a property protection program, but makes changes to the As Introduced version of the bill as follows:

- It specifies that a property cannot be conveyed until a registration under the property protection program is canceled, rather than pausing the transfer for 24 hours while notifying the current property owner.
- The substitute bill removes a provision that required real estate brokers and salespersons continuing education to include one hour of instruction on deed and title fraud. Instead, it specifies that continuing education may include such instruction.