

# Texas Land Title Association (TLTA)

## Master Legislative Tracking List / Action Report

Texas Legislature 87th Session

*Updated: 21 April 2021*

### Bills TLTA Is Working to Pass

	TLTA Board Position	Bill #	Author Name	Relating Clause	Companion Bill #	Companion Author	Notes
<b>Legislation TLTA Is Working to Pass</b>							
<a href="#">Quitclaim SOL</a>	Support	<a href="#">SB 885</a>	Hughes	Relating to the effect of recording a quitclaim deed	<a href="#">HB 3320</a>	Landgraf	SB 885 passed by Senate on April 21, 2021. Headed to the House.
<a href="#">Homestead Certainty</a>	Support	<a href="#">HB 3115</a>	Shine	Relating to the release of a judgment lien on homestead property	<a href="#">SB 1594</a>	Buckingham	Committee sub passed by House B&I Committee 8 April 2021.

### Other Bills With Official TLTA Positions

	TLTA Board Position	Bill #	Author Name	Relating Clause	Companion Bill #	Companion Author	Notes
	Support	<a href="#">SB 30</a>	West, et al	Relating to the removal of certain discriminatory restrictions and provisions from certain real property records.	N/A	N/A	While TLTA's Board originally adopted a neutral position on this bill, following our industry's work with the bill author on the continued development of the bill, TLTA's Board adopted a support position on this bill and any identical bills.
	Neutral	<a href="#">HB 654</a>	Lucio III, et al	Relating to the rule against perpetuities	<a href="#">SB 1377</a>	Johnson, et al	Passed by House. Scheduled for hearing in Senate Thursday, April 22
	Neutral	<a href="#">HB 2240</a>	Smithiee	Relating to the disbursement of funds from a trust fund account by a title insurance company, title insurance agent, or escrow officer.	<a href="#">SB 1958</a>	Creighton	TLTA will maintain a neutral position on this bill related to change in the definition of good funds, as long as the committee substitute contains key features agreed to by stakeholders. The committee substitute that was adopted addresses our industry's concerns, although there is some further language tweaking to take place later in the process. Passed by House last week and is now awaiting referral to committee in Senate.
	Neutral	<a href="#">HB 1679</a>	Romero, Jr.	Relating to the survival of a mechanic's retainage lien after the foreclosure of a lien securing a construction loan	N/A	N/A	TLTA will maintain a neutral position on this bill, which provides that a mechanic's lien can survive a foreclosure up to the retainage amount. Left pending by House B&I Committee
	Oppose	<a href="#">HB 2825</a>	Bonnen, et al	Relating to certain transactions involving real property located near military bases	N/A	N/A	Would require title companies to keep current information on zoning status of properties within 25 miles of military installations in Texas, check buyer's names and company ownership against a designated list, and inform the seller that a buyer's name or company matches this list of a "scrutinized company" or otherwise flagged individuals. This would represent a departure from the neutral third-party status of title professionals and would create enormous costs for the industry. Left pending in House Defense and Veterans' Affairs Committee

### Other Bills of Interest Our Legislative Team is Tracking

In addition to the legislation on which TLTA's Board of Directors has adopted positions (see list above), our legislative team is currently tracking more than 150 of the bills filed this session in our Bills of Interest list.

We have been actively addressing concerns and seeking improvements to these bills to avoid unintended consequences and preserve our daily functions as title agents and underwriters.

[Review our Bills of Interest List](#)