

# TEXAS TITLE INSURANCE WORKS LEGISLATIVE PRIORITIES 86<sup>th</sup> SESSION



## Maintain Our Successful Title Insurance System – Oppose Efforts to Reregulate

Texas' title insurance system has protected Texans' property rights for generations. Our state's existing regulatory structure sustains healthy marketplace competition and ensures that Texas homeowners and businesspeople have choices when they invest in protecting their property. Despite the misinformation distributed by special interests seeking to disrupt the stability of title insurance in Texas, studies based on actual transactions make clear that Texas produces better prices for the majority of consumers.

## Texas Title Insurance Guaranty Association (TTIGA) Update

*HB1614 by Rep. Oliverson and  
SB 2333 by Sen. Creighton*

Update TTIGA statutes. Provide flexibility in the use of funds to quickly address consumer claims, address problems related to timeline flexibility for Guaranty Assessment Recoupment Charge (GARC) fee periods, increase coverage limits to reflect current home prices and address coverages for funds intended for escrow accounts that are misappropriated.

## Remote Online Notary Clarification

*HB 3060 by Rep. Parker and  
SB 2128 by Sen. Creighton*

Following the 85th Texas Legislature's approval of Remote Online Notarization (RON) in Texas and subsequent rulemaking, certain ambiguities and potential conflicts in statute were uncovered calling into question the best mechanism to "paper out" a RON transaction and file it in a county that does not allow for e-filing. Clarify the statute so it provides a clear and consistent approach to paper filing Remote Online Notary-related and electronically signed documents to provide consumers all across Texas access to this new technology.

## Certificates of Authority for Entities

*HB 1833 by Rep. Wray and  
SB 977 by Sen. Hughes*

The ability to determine with certainty who has the authority on behalf of partnerships and corporations to sell real property has become increasingly difficult due to the proliferation of online legal services used to create entity structures and the increasing resistance among parties to share their corporate documents. To aid in the smooth flow of real estate transactions, provide a mechanism for entities to designate the person or persons with the authority to conduct real property transactions and allow for parties to rely upon these representations in the certificate of authority.

***TLTA – Protecting Texans' Property Rights***

Texas Land Title Association

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