

HB 2257 -- TITLE INSURANCE (Jones)

COMMITTEE OF ORIGIN: Standing Committee on Property, Casualty, and Life Insurance.

This bill specifies that a licensed attorney or licensed title insurance company, agent, or agency is not precluded from preparing maps or other drawings, conducting investigations into real estate titles and descriptions, and preparing land or legal descriptions for clients or customers.

In addition, this bill provides that a title insurer, title agency, or title agent may perform escrow or closing services in residential real estate transactions by giving notice to affected persons that their interests are not protected by the title insurer, agency, or agent in situations where the title insurance policy is not being issued by the title insurer, agency, or agent performing the escrow or closing services. In situations where title insurers, agencies, and agents are exclusively performing escrow, settlement, or closing services, it is unlawful for the entities to do so unless they clearly disclose to the sellers, buyers, and lenders involved in the escrows, settlements, or closings that no title insurer is providing any protection for closing or settlement funds.

This bill is similar to HB 2034 (2016) and HB 1040 (2015).