

**Bill Summary**  
1<sup>st</sup> Session of the 59<sup>th</sup> Legislature

<b>Bill No.:</b>	<b>SB 877</b>
<b>Version:</b>	<b>HASB</b>
<b>Author:</b>	<b>Sen. Bullard</b>
<b>Date:</b>	<b>05/22/2025</b>

**Bill Analysis**

SB 877 requires licensees holding a real estate license to receive a specified hours of continuing education courses on deed theft on or before November 1, 2028. It defines deed theft as intentionally altering property documents with the intent to deceive or defraud. Misrepresentation of oneself as the property owner also qualifies as deed theft. The measure requires notification on the signs and risks of deed theft to be provided to the signers at the time of closing for each transaction.

**House Amendments**

HA's to SB 877 modifies the definition of deed theft by removing residential and commercial deeds or titles and replaces them with "document relating to real property" or "the owner of."

Prepared by: Kalen Taylor