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Probate Amendments
2025 GENERAL SESSION
STATE OF UTAH

Chief Sponsor: Kirk A. Cullimore

House Sponsor: Jordan D. Teuscher

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3 **LONG TITLE**4 **General Description:**

5 This bill modifies provisions of the Utah Uniform Probate Code.

6 **Highlighted Provisions:**

7 This bill:

8 ▶ enacts within the Utah Uniform Probate Code a separate process for transferring a

9 beneficiary's interest that is purchased by a third party in certain circumstances;

10 ▶ provides a process for the transfer and requirements for written agreements to purchase a
11 beneficiary's interest;

12 ▶ provides for an optional hearing in relation to the transfer; and

13 ▶ provides a penalty for a willful violation of the process.

14 **Money Appropriated in this Bill:**

15 None

16 **Other Special Clauses:**

17 None

18 **Utah Code Sections Affected:**

19 ENACTS:

20 **75-3-918**, Utah Code Annotated 1953

21

22 *Be it enacted by the Legislature of the state of Utah:*23 Section 1. Section **75-3-918** is enacted to read:24 **75-3-918 . Distribution to a purchaser of interest in a decedent's estate --**25 **Exclusions -- Requirements for filing and agreement contents and form -- Redactions**
26 **required -- Hearing -- Probate action in another state.**27 (1) As used in this section:28 (a) "Interest" has the same meaning as "estate, trust, or other beneficial interest" as
29 defined in Section 75A-2-211.30 (b) "Purchaser of interest" means a person who:

- 31 (i) purchases, by means of a written agreement, an interest from a beneficiary in
32 exchange for consideration; and
- 33 (ii) regularly engages in, either directly or indirectly, the purchase of beneficial
34 interests in estates in exchange for consideration.
- 35 (2) The requirements of this section apply to a distribution from a decedent's estate that is
36 made to a purchaser of interest.
- 37 (3) This section does not apply to:
- 38 (a) a transferee who is a beneficiary of the estate;
- 39 (b) a person who has a claim to distribution from the estate under another instrument or
40 by intestate succession;
- 41 (c) a transferee who is the registered domestic partner of the beneficiary, or who is
42 related by blood, marriage, or adoption to the beneficiary or the decedent;
- 43 (d) a transaction made under Title 70C, Utah Consumer Credit Code; or
- 44 (e) a transferee who is engaged in the business of locating missing or unknown heirs and
45 who acquires an interest from a beneficiary solely in exchange for providing
46 information or services associated with locating the heir or beneficiary.
- 47 (4)(a) A written agreement under this section shall:
- 48 (i) be printed in 10-point type or larger, including any accompanying documents
49 provided by the purchaser of interest in relation to the written agreement;
- 50 (ii) state the amount of consideration paid to the beneficiary;
- 51 (iii) provide a description of the transferred interest; and
- 52 (iv) if the written agreement so provides, state the amount by which the transferee for
53 value would have its distribution reduced if the beneficial interest assigned is
54 distributed prior to a specified date.
- 55 (b) A written agreement under this section may not contain any of the following
56 provisions, and if any such provision is included, the prohibited provision is null and
57 void:
- 58 (i) a provision that holds the purchaser of interest harmless, other than for liability
59 arising out of fraud by the beneficiary;
- 60 (ii) a provision granting the purchaser of interest agency powers to represent the
61 beneficiary's interest in the decedent's estate beyond the interest to be transferred;
- 62 (iii) a provision requiring the beneficiary to pay the purchaser of interest for services
63 that are not related to the written agreement or for services other than the transfer
64 of interest under the written agreement; or

65 (iv) a provision permitting the purchaser of interest to have recourse against the
 66 beneficiary if the distribution from the estate in satisfaction of the beneficial
 67 interest is less than the beneficial interest assigned to the purchaser of interest,
 68 other than recourse for any expense or damage arising out of the material breach
 69 of the agreement or fraud by the beneficiary.

70 (c) Before a copy of a written agreement under this section is filed, served, or otherwise
 71 publicly distributed as may be required by law, the purchaser of interest shall redact
 72 from that copy all information that personally identifies the beneficiary, other than
 73 the name and address of the beneficiary.

74 (5) To request a transfer of the interest as provided under this section, the purchaser of
 75 interest shall, not later than 30 days following the date of execution of the written
 76 agreement or, if administration of the decedent's estate has not commenced, then within
 77 30 days of issuance of the letters of administration or letters testamentary, but in no
 78 event later than 15 days prior to the hearing on the petition for final distribution:

79 (a) provide a copy of the written agreement to the beneficiary, and if all or some of the
 80 negotiation or discussion that resulted in the execution of the written agreement by
 81 the beneficiary was conducted in a language other than English, provide the
 82 beneficiary with a copy of the written agreement in English, together with a copy of
 83 the written agreement translated into the language in which the written agreement
 84 was negotiated or discussed;

85 (b) file a copy of the written agreement that meets the requirements of this section, and
 86 that is redacted in accordance with the requirements of Subsection (4)(c), with the
 87 court; and

88 (c) provide notice of the assignment on the personal representative or the attorney of
 89 record for the personal representative.

90 (6)(a) The beneficiary ~~§~~ → [~~the personal representative,~~
 90a ~~or another person who has a claim to~~
 91 ~~distributions from the estate]~~ ← ~~§~~ may file a motion in opposition, which
 91a motion may also
 92 request that the court schedule a hearing, within 10 calendar days of receipt of the
 93 written agreement.

94 (b) The court on its own motion, or in response to a motion under Subsection (6)(a), may
 95 inquire into the circumstances surrounding the execution of, and the consideration
 96 for, the written agreement to determine that the requirements of this section have

97 been satisfied.

98 (c) Notice of a hearing on any motion brought under this section shall be served on the
99 beneficiary and on the purchaser of interest at least 15 days before the date of the
100 hearing.

101 (7)(a) Except as provided in Subsections (7)(b) and (7)(c), if no motion in opposition has
102 been filed under Subsection (6)(a), the court shall allow the transfer.

103 (b) The court may order distribution under the written agreement, or may order
104 distribution on any terms that the court considers equitable, if the court finds that the
105 purchaser of interest did not substantially comply with the requirements of this
106 section, or if the court finds that any of the following conditions existed at the time of
107 transfer:

108 (i) fees, charges, or consideration paid or agreed to be paid by the beneficiary were
109 grossly unreasonable; or

110 (ii) the transfer of the beneficial interest was obtained by duress, fraud, or undue
111 influence.

112 (c) In addition to any remedy specified in this section, for any willful violation of the
113 requirements of this section found to be committed in bad faith, the court may require
114 the purchaser of interest to pay to the beneficiary up to twice the value paid for the
115 assignment.

116 (8) If the decedent's estate is not subject to a pending court proceeding under Title 75, Utah
117 Uniform Probate Code, but is the subject of a probate proceeding in another state, the
118 purchaser of interest shall not be required to submit to the court a copy of the written
119 agreement as required under Subsection (5).

120 Section 2. **Effective Date.**

121 This bill takes effect on May 7, 2025.