

**Fraudulent Deed Amendments**  
2025 GENERAL SESSION  
STATE OF UTAH  
**Chief Sponsor: R. Neil Walter**

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**LONG TITLE**

**General Description:**

This bill amends the Fraudulent Deeds Act.

**Highlighted Provisions:**

This bill:

▸ excludes governing documents or a reinvestment fee covenant from the definition of a deed.

**Money Appropriated in this Bill:**

None

**Other Special Clauses:**

None

**Utah Code Sections Affected:**

AMENDS:

**57-31-101**, as enacted by Laws of Utah 2024, Chapter 188

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*Be it enacted by the Legislature of the state of Utah:*

Section 1. Section **57-31-101** is amended to read:

**57-31-101 . Definitions.**

As used in this chapter:

(1)(a) "Deed" means an instrument in writing, including any conveyance that affects, purports to affect, describes, or otherwise concerns any right, title, or interest in real property.

(b) "Deed" does not include governing documents as defined in Section 57-8-3 or 57-8a-102 or a reinvestment fee covenant recorded in accordance with Section 57-1-46.

(2) "Fraudulent deed" means a deed that is not executed or authorized to be executed by the record interest holder.

(3) "Interest holder" means a person who holds or possesses a present, lawful property interest in real property.

32 (4) "Purported grantee" means a person who is identified as the grantee on a fraudulent  
33 deed.

34 (5) "Purported grantor" means a person who executes or causes to be executed a fraudulent  
35 deed.

36 (6) "Record interest holder" means a person:

37 (a) who holds or possesses a present, lawful property interest in real property; and

38 (b) whose name and interest in the real property appears in the county recorder's records  
39 for the county in which the property is located.

40 Section 2. **Effective date.**

41 This bill takes effect on May 7, 2025.