

1 **Fraudulent Deed Amendments**

2025 GENERAL SESSION

STATE OF UTAH

Chief Sponsor: R. Neil Walter

Senate Sponsor: Don L. Ipson

3 **LONG TITLE**

4 **General Description:**

5 This bill amends the Fraudulent Deeds Act.

6 **Highlighted Provisions:**

7 This bill:

8 ▶ excludes governing documents or a reinvestment fee covenant from the definition of a
9 deed.

10 **Money Appropriated in this Bill:**

11 None

12 **Other Special Clauses:**

13 None

14 **Utah Code Sections Affected:**

15 AMENDS:

16 **57-31-101**, as enacted by Laws of Utah 2024, Chapter 188

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

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

20 **57-31-101 . Definitions.**

21 As used in this chapter:

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

25 (b) "Deed" does not include governing documents as defined in Section 57-8-3 or
26 57-8a-102 or a reinvestment fee covenant recorded in accordance with Section
27 57-1-46.

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

30 (3) "Interest holder" means a person who holds or possesses a present, lawful property

31 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.