

Judgment Information Amendments

2026 GENERAL SESSION

STATE OF UTAH

Chief Sponsor: Matt MacPherson

Senate Sponsor: Calvin R. Musselman

LONG TITLE

General Description:

This bill addresses information necessary to file a judgment lien against real property.

Highlighted Provisions:

This bill:

▸ modifies the information required to file a judgment lien against real property if the judgment debtor is an individual; and

▸ makes technical and conforming changes.

Money Appropriated in this Bill:

None

Other Special Clauses:

This bill provides a special effective date.

Utah Code Sections Affected:

AMENDS:

78B-5-201, as last amended by Laws of Utah 2025, Chapter 59

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

Section 1. Section 78B-5-201 is amended to read:

78B-5-201 . Definitions -- Judgment recorded in Registry of Judgments.

(1) As used in this part:

(a) "Judgment" includes a civil judgment of restitution or a civil account receivable, as those terms are defined in Section 77-32b-102.

(b) "Registry of Judgments" means the index where a judgment is filed and searchable by the name of the judgment debtor through electronic means or by tangible document.

(2) On or after July 1, 1997, a judgment entered by a court of this state does not create a

29 lien upon or affect the title to real property unless the judgment is filed in the Registry of
30 Judgments of the office of the clerk of the district court of the county in which the
31 property is located.

32 (3)(a) On or after July 1, 2002, except as provided in Subsection (3)(b), a judgment
33 entered by a court of this state does not create a lien upon or affect the title to real
34 property unless the judgment or an abstract of judgment is recorded in the office of
35 the county recorder in which the real property of the judgment debtor is located.

36 (b) State agencies are exempt from the recording requirement of Subsection (3)(a).

37 (4) In addition to the requirements of Subsections (2) and (3)(a), any judgment that is filed
38 in the Registry of Judgments on or after September 1, 1998, or any judgment or abstract
39 of judgment that is recorded in the office of a county recorder after July 1, 2002, shall
40 include:

41 (a) the information identifying the judgment debtor as required under Subsection (4)(b)
42 on the judgment or abstract of judgment; or

43 (b) a copy of the separate information statement of the judgment creditor that contains:

44 (i) the correct name and last-known address of each judgment debtor and the address
45 at which each judgment debtor received service of process;

46 (ii) the name and address of the judgment creditor;

47 (iii) the amount of the judgment as filed in the Registry of Judgments;

48 ~~[(iv) if known, the judgment debtor's Social Security number, date of birth, and
49 driver's license number if a natural person; and]~~

50 (iv) if known, and if the judgment debtor is an individual, the last four digits of the
51 judgment debtor's social security number, the month and year of the judgment
52 debtor's birth, and the judgment debtor's driver license number; and

53 (v) whether~~[-or not]~~ a stay of enforcement has been ordered by the court and the date
54 the stay expires.

55 (5) For the information required in Subsection (4), the judgment creditor shall:

56 (a) provide the information on the separate information statement if known or available
57 to the judgment creditor from ~~[its]~~ the judgment creditor's records, ~~[its]~~ the judgment
58 creditor's attorney's records, or the court records in the action in which the judgment
59 was entered; or

60 (b) state on the separate information statement that the information is unknown or
61 unavailable.

62 (6)(a) Any judgment that requires payment of money and is entered by a court of this

63 state on or after September 1, 1998, or any judgment or abstract of judgment
64 recorded in the office of a county recorder after July 1, 2002, that does not include
65 the debtor identifying information as required in Subsection (4) is not a lien until a
66 separate information statement of the judgment creditor is recorded in the office of a
67 county recorder in compliance with Subsections (4) and (5).

68 (b) The separate information statement of the judgment creditor referred to in Subsection
69 (6)(a) shall include:

70 (i) the name of any judgment creditor, debtor, assignor, or assignee;

71 (ii) the date on which the judgment was recorded in the office of the county recorder
72 as described in Subsection (4); and

73 (iii) the county recorder's entry number and book and page of the recorded judgment.

74 (7) A judgment that requires payment of money recorded on or after September 1, 1998, but
75 prior to July 1, 2002, has~~[-as its]~~ priority based on the date of entry, except as to parties
76 with actual or constructive knowledge of the judgment.

77 (8) A judgment or notice of judgment wrongfully filed against real property is subject to
78 Title 38, Chapter 9, Wrongful Lien Act.

79 (9)(a) To release, assign, renew, or extend a lien created by a judgment recorded in the
80 office of a county recorder, a person shall, in the office of the county recorder of each
81 county in which an instrument creating the lien is recorded, record a document
82 releasing, assigning, renewing, or extending the lien.

83 (b) The document described in Subsection (9)(a) shall include:

84 (i) the date of the release, assignment, renewal, or extension;

85 (ii) the name of any judgment creditor, debtor, assignor, or assignee; and

86 (iii) for the county in which the document is recorded in accordance with Subsection

87 (9)(a):

88 (A) the date on which the instrument creating the lien was recorded in that
89 county's office of the county recorder; and

90 (B) in accordance with Section 57-3-106, that county recorder's entry number and
91 book and page of the recorded instrument creating the judgment lien.

92 Section 2. **Effective Date.**

93 This bill takes effect on July 1, 2026.