

Fraudulent Deeds Amendments

2026 GENERAL SESSION

STATE OF UTAH

Chief Sponsor: R. Neil Walter

Senate Sponsor:

LONG TITLE**General Description:**

This bill amends provisions relating to fraudulent deeds.

Highlighted Provisions:

This bill:

- amends definitions relating to fraudulent deeds; and
- makes technical changes.

Money Appropriated in this Bill:

None

Other Special Clauses:

None

Utah Code Sections Affected:

AMENDS:

57-31-101, as last amended by Laws of Utah 2025, Chapter 20

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]~~ a conveyance that affects, purports to affect, describes, or otherwise concerns ~~[any]~~ a right, a title, or an interest in real property.
- (b) "Deed" does not include:
- (i) [-]governing documents as defined in Section 57-8-3 or 57-8a-102; or
 - (ii) [-]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]~~ the present, lawful property

31 interest in real property that the deed purports to convey or affect.

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] the present, lawful property interest in real property that
38 the deed purports to convey or affect; and

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

41 **Section 2. Effective Date.**

42 This bill takes effect on May 6, 2026.