

1

**Fraudulent Deeds Amendments**

2026 GENERAL SESSION

STATE OF UTAH

**Chief Sponsor: R. Neil Walter**

Senate Sponsor:

2

**LONG TITLE**

3

**General Description:**

4

This bill amends provisions relating to fraudulent deeds.

5

**Highlighted Provisions:**

6

This bill:

7

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

8

**Money Appropriated in this Bill:**

9

None

10

**Other Special Clauses:**

11

None

12

**Utah Code Sections Affected:**

13

**AMENDS:**

14

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

15

---

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

16

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

17

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

18

As used in this chapter:

19

(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.

20

(b) "Deed" does not include:

21

(i) [-]governing documents as defined in Section 57-8-3 or 57-8a-102; or

22

(ii) [-]a reinvestment fee covenant recorded in accordance with Section 57-1-46.

23

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

24

(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.