

1 **REGULATION OF TITLE INSURANCE**

2 **INDUSTRY**

3 2005 GENERAL SESSION

4 STATE OF UTAH

5 **Sponsor: Thomas V. Hatch**

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7 **LONG TITLE**

8 **General Description:**

9 This bill enacts the Title and Escrow Commission Act and makes conforming  
10 amendments.

11 **Highlighted Provisions:**

12 This bill:

- 13 ▶ defines terms;
- 14 ▶ enacts the Title and Escrow Commission Act which creates the commission and sets  
15 out the duties of the commission and the commissioner;
- 16 ▶ addresses special provisions related to rate standards and rating methods for title  
17 insurance insurers, agencies, and producers;
- 18 ▶ requires the concurrence of the commission for licensing in the title insurance line  
19 of authority including adjusters;
- 20 ▶ authorizes the commission to make rules creating different categories of the title  
21 insurance lines of authority with the concurrence of the commissioner;
- 22 ▶ addresses special requirements for title insurance producers;
- 23 ▶ authorizes the commission to make rules related to unfair practices;
- 24 ▶ provides that a title insurance producer shall comply with rules adopted by the  
25 commission that govern escrows;
- 26 ▶ authorizes the commission, after consulting with the commissioner, to set the  
27 assessment on title insurance agencies or insurers;



- 28           ▶ addresses provisions related to controlled business;
- 29           ▶ authorizes the commission by rule to recognize other independent adjustor or public
- 30 adjuster license classifications related to title insurance and to create license
- 31 classifications that grant only part of the authority arising under a license class; and
- 32           ▶ makes technical changes.

**33 Monies Appropriated in this Bill:**

34           None

**35 Other Special Clauses:**

36           This bill provides an effective date.

**37 Utah Code Sections Affected:**

38 AMENDS:

- 39           **31A-19a-209**, as last amended by Chapters 252 and 298, Laws of Utah 2003
- 40           **31A-23a-105**, as last amended by Chapter 173, Laws of Utah 2004
- 41           **31A-23a-106**, as last amended by Chapter 81 and renumbered and amended by Chapter
- 42 298, Laws of Utah 2003
- 43           **31A-23a-108**, as renumbered and amended by Chapter 298, Laws of Utah 2003
- 44           **31A-23a-204**, as renumbered and amended by Chapter 298, Laws of Utah 2003
- 45           **31A-23a-402**, as renumbered and amended by Chapter 298, Laws of Utah 2003
- 46           **31A-23a-406**, as last amended by Chapter 117, Laws of Utah 2004
- 47           **31A-23a-415**, as renumbered and amended by Chapter 298, Laws of Utah 2003
- 48           **31A-23a-503**, as renumbered and amended by Chapter 298, Laws of Utah 2003
- 49           **31A-26-203**, as last amended by Chapter 116, Laws of Utah 2001
- 50           **31A-26-204**, as last amended by Chapter 116, Laws of Utah 2001

51 ENACTS:

- 52           **31A-2-401**, Utah Code Annotated 1953
- 53           **31A-2-402**, Utah Code Annotated 1953
- 54           **31A-2-403**, Utah Code Annotated 1953
- 55           **31A-2-404**, Utah Code Annotated 1953

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

58           Section 1. Section **31A-2-401** is enacted to read:

**Part 4. Title and Escrow Commission Act**

**31A-2-401. Title.**

This part is known as the "Title and Escrow Commission Act."

Section 2. Section **31A-2-402** is enacted to read:

**31A-2-402. Definitions.**

As used in this part:

(1) "Commission" means the Title and Escrow Commission created in Section 31A-2-403.

(2) "Concurrence" means the entities given a concurring role must jointly agree for the action to be taken.

(3) "Title licensee" means a person licensed under this title as:

(a) an agency with a title insurance line of authority;

(b) a producer with:

(i) a general title insurance line of authority; or

(ii) a specific category of authority for title insurance; or

(c) a title insurance adjuster.

Section 3. Section **31A-2-403** is enacted to read:

**31A-2-403. Title and Escrow Commission created.**

(1) (a) There is created within the department the Title and Escrow Commission that is comprised of five members appointed by the governor with the consent of the Senate as follows:

(i) four members shall:

(A) be or have been licensed under the title insurance line of authority; and

(B) as of the day on which the member is appointed, be or have been licensed with the search or escrow subline of authority for at least five years; and

(ii) one member shall be a member of the general public.

(b) No more than one commission member may be appointed from:

(i) any given county in the state; or

(ii) any single company.

(2) (a) Except as required by Subsection (2)(b), as terms of current commission members expire, the governor shall appoint each new member to a four-year term ending on

90 June 30.

91 (b) Notwithstanding the requirements of Subsection (2)(a), the governor shall, at the  
92 time of appointment, adjust the length of terms to ensure that the terms of the commission  
93 members are staggered so that approximately half of the commission is appointed every two  
94 years.

95 (c) A commission member may not serve more than one consecutive term.

96 (d) When a vacancy occurs in the membership for any reason, a replacement shall be  
97 appointed for the unexpired term.

98 (3) (a) A member of the commission shall receive no compensation or benefits for the  
99 member's services, but may receive per diem and expenses incurred in the performance of the  
100 member's official duties at the rates established by the Division of Finance under Sections  
101 63A-3-106 and 63A-3-107.

102 (b) A member may decline to receive per diem and expenses for the member's service.

103 (4) Members of the commission shall annually select one member to serve as chair.

104 (5) (a) The commission shall meet at least monthly.

105 (b) The commissioner may call additional meetings:

106 (i) at the commissioner's discretion;

107 (ii) upon the request of the chair of the commission; or

108 (iii) upon the written request of three or more commission members.

109 (c) (i) Three members of the commission constitute a quorum for the transaction of  
110 business.

111 (ii) The action of a majority of the members when a quorum is present is the action of  
112 the commission.

113 (6) The department shall staff the commission.

114 Section 4. Section **31A-2-404** is enacted to read:

115 **31A-2-404. Duties of the commissioner and Title and Escrow Commission.**

116 (1) Notwithstanding the other provisions of this chapter, to the extent provided in this  
117 part, the commissioner shall administer and enforce the provisions in this title related to:

118 (a) title insurance; and

119 (b) escrow conducted by a title licensee or title insurer.

120 (2) The commission shall:

121 (a) in accordance with Title 63, Chapter 46a, Utah Administrative Rulemaking Act,  
122 make rules for the administration of the provisions in this title related to title insurance  
123 including rules related to:

124 (i) rating standards and rating methods for title agencies and producers as provided in  
125 Section 31A-19a-209;

126 (ii) the licensing for a title licensee including the licensing requirements of Sections  
127 31A-23a-203 and 31A-23a-204;

128 (iii) continuing education requirements of Section 31A-23a-202;

129 (iv) examination procedures, after consultation with the department and the  
130 department's test administrator when required by Section 31A-23a-204; and

131 (v) standards of conduct for a title licensee;

132 (b) concur in the issuance and renewal of licenses in accordance with Section  
133 31A-23a-105 or 31A-26-203;

134 (c) in accordance with Section 31A-3-103, establish, with the concurrence of the  
135 department, all fees imposed by this title on a title licensee;

136 (d) in accordance with Section 31A-23a-415 determine, after consulting with the  
137 commissioner, the assessment on a title insurer as defined in Section 31A-23a-415;

138 (e) conduct all administrative hearings not delegated by it to an administrative law  
139 judge related to the:

140 (i) licensing of any applicant;

141 (ii) conduct of any title licensee; or

142 (iii) approval of continuing education programs required by Section 31A-23a-202;

143 (f) with the concurrence of the commissioner, approve assets that can be included in a  
144 reserve fund required by Section 31A-23a-204;

145 (g) with the concurrence of the commissioner, approve continuing education programs  
146 required by Section 31A-23a-202;

147 (h) with the concurrence of the commissioner, impose penalties:

148 (i) under this title related to:

149 (A) title insurance; or

150 (B) escrow conducted by a title licensee;

151 (ii) after investigation by the department in accordance with Part 3, Procedures and

152 Enforcement; and

153 (iii) that are enforced by the commissioner;

154 (i) advise the commissioner on the administration and enforcement of any matters  
 155 affecting the title insurance industry;

156 (j) advise the commissioner on matters affecting the department's budget related to title  
 157 insurance; and

158 (k) perform other duties as provided in this title.

159 Section 5. Section **31A-19a-209** is amended to read:

160 **31A-19a-209. Special provisions for title insurance.**

161 (1) (a) (i) The Title and Escrow Commission shall adopt rules in accordance with Title  
 162 63, Chapter 46a, Utah Administrative Rulemaking Act, establishing rate standards and rating  
 163 methods for title agencies and producers.

164 (ii) The commissioner shall determine compliance with rate standards and rating  
 165 methods for title insurance insurers, agencies, and producers.

166 ~~[(+)]~~ (b) In addition to the considerations in determining compliance with rate  
 167 standards and rating methods as set forth in Sections 31A-19a-201 and 31A-19a-202, including  
 168 for title insurers, the commissioner and the Title and Escrow Commission shall consider the  
 169 costs and expenses incurred by title insurance ~~[companies]~~ insurers, agencies, and producers  
 170 peculiar to the business of title insurance including:

171 ~~[(+)]~~ (i) the maintenance of title plants; and

172 ~~[(+)]~~ (ii) the searching and examining of public records to determine insurability of title  
 173 to real redevelopment property.

174 (2) (a) Every title insurance ~~[company]~~ insurer, agency, and title insurance producer  
 175 shall file with the commissioner:

176 (i) a schedule of the escrow charges that the title insurance ~~[company]~~ insurer, agency,  
 177 or title insurance producer proposes to use in this state for services performed in connection  
 178 with the issuance of policies of title insurance; and

179 (ii) any changes to the schedule of the escrow charges described in Subsection (2)(a)(i).

180 (b) § [A] EXCEPT FOR A SCHEDULE FILED BY A TITLE INSURANCE INSURER UNDER THIS  
 180a SUBSECTION (2), A § schedule filed under this Subsection (2) is subject to review by the Title and  
 181 Escrow Commission.

182 ~~[(+)]~~ (c) (i) The schedule of escrow charges required to be filed by Subsection (2)(a)(i)

183 takes effect on the day on which the schedule of escrow charges is filed.

184 (ii) Any changes to the schedule of the escrow charges required to be filed by  
185 Subsection (2)(a)(ii) take effect on the day specified in the change to the schedule of escrow  
186 charges except that the effective date may not be less than 30 calendar days after the day on  
187 which the change to the schedule of escrow charges is filed.

188 (3) A title insurance [company] insurer, agency, or producer may not file or use any  
189 rate or other charge relating to the business of title insurance, including rates or charges filed  
190 for escrow that would cause the title insurance company, agency, or producer to:

191 (a) operate at less than the cost of doing:

192 (i) the insurance business; or

193 (ii) the escrow business; or

194 (b) fail to adequately underwrite a title insurance policy.

195 (4) (a) All or any of the schedule of rates or schedule of charges, including the schedule  
196 of escrow charges, may be changed or amended at any time, subject to the limitations in this  
197 Subsection (4).

198 (b) Each change or amendment shall:

199 (i) be filed with the commissioner, subject to review by the Title and Escrow  
200 Commission; and

201 (ii) state the effective date of the change or amendment, which may not be less than 30  
202 calendar days after the day on which the change or amendment is filed.

203 (c) Any change or amendment remains in force for a period of at least 90 calendar days  
204 from the change or amendment's effective date.

205 (5) While the schedule of rates and schedule of charges are effective, a copy of each  
206 shall be:

207 (a) retained in each of the offices of:

208 (i) the title insurance [company] insurer in this state;

209 (ii) the title insurance [company's] insurer's producers in this state; and

210 (b) upon request, furnished to the public.

211 (6) Except in accordance with the schedules of rates and charges filed with the  
212 commissioner, a title insurance [company] insurer, agency, or producer may not make or  
213 impose any premium or other charge:

- 214 (a) in connection with the issuance of a policy of title insurance; or
- 215 (b) for escrow services performed in connection with the issuance of a policy of title
- 216 insurance.

217 Section 6. Section **31A-23a-105** is amended to read:

218 **31A-23a-105. General requirements for individual and agency license issuance**  
219 **and renewal.**

220 (1) The commissioner shall issue or renew a license to act as a producer, limited line  
221 producer, customer service representative, consultant, managing general agent, or reinsurance  
222 intermediary to any person who, as to the license type and line of authority classification  
223 applied for under Section 31A-23a-106:

- 224 (a) has satisfied the application requirements under Section 31A-23a-104;
- 225 (b) has satisfied the character requirements under Section 31A-23a-107;
- 226 (c) has satisfied any applicable continuing education requirements under Section
- 227 31A-23a-202;
- 228 (d) has satisfied any applicable examination requirements under Section 31A-23a-108;
- 229 (e) has satisfied any applicable training period requirements under Section
- 230 31A-23a-203;
- 231 (f) if a nonresident:
  - 232 (i) has complied with Section 31A-23a-109; and
  - 233 (ii) holds an active similar license in that person's state of residence;
- 234 (g) if an applicant for a title insurance producer license, has satisfied the requirements
- 235 of Sections 31A-23a-203 and 31A-23a-204;
- 236 (h) if an applicant for a license to act as a provider or producer of viatical settlements,
- 237 has satisfied the requirements of Section 31A-23a-117; and
  - 238 (i) has paid the applicable fees under Section 31A-3-103.
- 239 (2) (a) This Subsection (2) applies to the following persons:
  - 240 (i) an applicant for a pending individual or agency producer, limited line producer,
  - 241 customer service representative, consultant, managing general agent, or reinsurance
  - 242 intermediary license; or
  - 243 (ii) a licensed individual or agency producer, limited line producer, customer service
  - 244 representative, consultant, managing general agent, or reinsurance intermediary.



245 (b) A person described in Subsection (2)(a) shall report to the commissioner:  
246 (i) any administrative action taken against the person:  
247 (A) in another jurisdiction; or  
248 (B) by another regulatory agency in this state; and  
249 (ii) any criminal prosecution taken against the person in any jurisdiction.  
250 (c) The report required by Subsection (2)(b) shall:  
251 (i) be filed:  
252 (A) at the time the person files the application for an individual or agency license; or  
253 (B) within 30 days of the initiation of an action or prosecution described in Subsection  
254 (2)(b); and  
255 (ii) include a copy of the complaint or other relevant legal documents related to the  
256 action or prosecution described in Subsection (2)(b).  
257 (3) (a) The department may request:  
258 (i) criminal background information maintained pursuant to Title 53, Chapter 10, Part  
259 2, from the Bureau of Criminal Identification; and  
260 (ii) complete Federal Bureau of Investigation criminal background checks through the  
261 national criminal history system.  
262 (b) Information obtained by the department from the review of criminal history records  
263 received under Subsection (3)(a) shall be used by the department for the purposes of:  
264 (i) determining if a person satisfies the character requirements under Section  
265 31A-23a-107 for issuance or renewal of a license;  
266 (ii) determining if a person has failed to maintain the character requirements under  
267 Section 31A-23a-107; and  
268 (iii) preventing persons who violate the federal Violent Crime Control and Law  
269 Enforcement Act of 1994, 18 U.S.C. Secs. 1033 and 1034, from engaging in the business of  
270 insurance in the state.  
271 (c) If the department requests the criminal background information, the department  
272 shall:  
273 (i) pay to the Department of Public Safety the costs incurred by the Department of  
274 Public Safety in providing the department criminal background information under Subsection  
275 (3)(a)(i);

276 (ii) pay to the Federal Bureau of Investigation the costs incurred by the Federal Bureau  
277 of Investigation in providing the department criminal background information under  
278 Subsection (3)(a)(ii); and

279 (iii) charge the person applying for a license or for renewal of a license a fee equal to  
280 the aggregate of Subsections (3)(c)(i) and (ii).

281 (4) To become a resident licensee in accordance with Section 31A-23a-104 and this  
282 section, a person licensed as an insurance producer, limited line producer, customer service  
283 representative, consultant, managing general agent, or reinsurance intermediary in another state  
284 who moves to this state shall apply within 90 days of establishing legal residence in this state.

285 (5) Notwithstanding the other provisions of this section, the commissioner may:

286 (a) issue a license to an applicant for a license for a title insurance line of authority only  
287 with the concurrence of the Title and Escrow Commission; and

288 (b) renew a license for a title insurance line of authority only with the concurrence of  
289 the Title and Escrow Commission.

290 Section 7. Section **31A-23a-106** is amended to read:

291 **31A-23a-106. License types.**

292 (1) (a) A resident or nonresident license issued under this chapter shall be issued under  
293 the license types described under [~~Subsections (1) through (7)~~] Subsection (2).

294 (b) License types and lines of authority pertaining to each license type describe the type  
295 of licensee and the lines of business that licensee may sell, solicit, or negotiate. License types  
296 are intended to describe the matters to be considered under any education, examination, and  
297 training required of license applicants under Sections 31A-23a-108, 31A-23a-202, and  
298 31A-23a-203.

299 [~~(1)~~] (2) (a) A producer license type includes the following lines of authority:

300 [~~(a)~~] (i) life insurance, including nonvariable contracts;

301 [~~(b)~~] (ii) variable contracts, including variable life and annuity, if the producer has the  
302 life insurance line of authority;

303 [~~(c)~~] (iii) accident and health insurance, including contracts issued to policyholders  
304 under Chapter 7 or 8;

305 [~~(d)~~] (iv) property insurance;

306 [~~(e)~~] (v) casualty insurance, including surety and other bonds;

- 307           ~~[(f)]~~ (vi) title insurance under one or more of the following categories:
- 308           ~~[(t)]~~ (A) search, including authority to act as a title marketing representative;
- 309           ~~[(ti)]~~ (B) escrow, including authority to act as a title marketing representative;
- 310           ~~[(tiii)]~~ (C) search and escrow, including authority to act as a title marketing
- 311 representative; and
- 312           ~~[(iv)]~~ (D) title marketing representative only;
- 313           ~~[(g)]~~ (vii) workers' compensation insurance;
- 314           ~~[(h)]~~ (viii) personal lines insurance; and
- 315           ~~[(i)]~~ (ix) surplus lines, if the producer has the property or casualty or both lines of
- 316 authority.
- 317           ~~[(z)]~~ (b) A limited line producer license type includes the following limited lines of
- 318 authority:
- 319           ~~[(a)]~~ (i) limited line credit insurance;
- 320           ~~[(b)]~~ (ii) travel insurance;
- 321           ~~[(c)]~~ (iii) motor club insurance;
- 322           ~~[(d)]~~ (iv) car rental related insurance;
- 323           ~~[(e)]~~ (v) legal expense insurance;
- 324           ~~[(f)]~~ (vi) bail bond producer; and
- 325           ~~[(g)]~~ (vii) viatical settlements.
- 326           ~~[(3)]~~ (c) A customer service representative license type includes the following lines of
- 327 authority, if held by the customer service representative's employer producer:
- 328           ~~[(a)]~~ (i) life insurance, including nonvariable contracts;
- 329           ~~[(b)]~~ (ii) accident and health insurance, including contracts issued to policyholders
- 330 under Chapter 7 or 8;
- 331           ~~[(c)]~~ (iii) property insurance;
- 332           ~~[(d)]~~ (iv) casualty insurance, including surety and other bonds;
- 333           ~~[(e)]~~ (v) workers' compensation insurance;
- 334           ~~[(f)]~~ (vi) personal lines insurance; and
- 335           ~~[(g)]~~ (vii) surplus lines, if the employer producer has the property or casualty or both
- 336 lines of authority.
- 337           ~~[(4)]~~ (d) A consultant license type includes the following lines of authority:

338            [~~(a)~~] (i) life insurance, including nonvariable contracts;  
339            [~~(b)~~] (ii) variable contracts, including variable life and annuity, if the consultant has the  
340 life insurance line of authority;  
341            [~~(c)~~] (iii) accident and health insurance, including contracts issued to policyholders  
342 under Chapter 7 or 8;  
343            [~~(d)~~] (iv) property insurance;  
344            [~~(e)~~] (v) casualty insurance, including surety and other bonds;  
345            [~~(f)~~] (vi) workers' compensation insurance; and  
346            [~~(g)~~] (vii) personal lines insurance.  
347            [~~(5)~~] (e) A managing general agent license type includes the following lines of  
348 authority:  
349            [~~(a)~~] (i) life insurance, including nonvariable contracts;  
350            [~~(b)~~] (ii) variable contracts, including variable life and annuity, if the managing general  
351 agent has the life insurance line of authority;  
352            [~~(c)~~] (iii) accident and health insurance, including contracts issued to policyholders  
353 under Chapter 7 or 8;  
354            [~~(d)~~] (iv) property insurance;  
355            [~~(e)~~] (v) casualty insurance, including surety and other bonds;  
356            [~~(f)~~] (vi) workers' compensation insurance; and  
357            [~~(g)~~] (vii) personal lines insurance.  
358            [~~(6)~~] (f) A reinsurance intermediary license type includes the following lines of  
359 authority:  
360            [~~(a)~~] (i) life insurance, including nonvariable contracts;  
361            [~~(b)~~] (ii) variable contracts, including variable life and annuity, if the reinsurance  
362 intermediary has the life insurance line of authority;  
363            [~~(c)~~] (iii) accident and health insurance, including contracts issued to policyholders  
364 under Chapter 7 or 8;  
365            [~~(d)~~] (iv) property insurance;  
366            [~~(e)~~] (v) casualty insurance, including surety and other bonds;  
367            [~~(f)~~] (vi) workers' compensation insurance; and  
368            [~~(g)~~] (vii) personal lines insurance.

369            ~~[(7)]~~ (g) A holder of licenses under Subsections ~~[(1), (4), (5), and (6)]~~ (2)(a), (d), (e),  
 370 and (f) has all qualifications necessary to act as a holder of a license under Subsections ~~[(2) and~~  
 371 ~~(3)]~~ (2)(b) and (c).

372            ~~[(8)]~~ (3)(a) The commissioner may by rule recognize other producer, limited line  
 373 producer, customer service representative, consultant, managing general agent, or reinsurance  
 374 intermediary lines of authority as to kinds of insurance not listed under Subsections ~~[(1)~~  
 375 ~~through (6)]~~ (2)(a) through (f).

376            (b) Notwithstanding Subsection (3)(a), for purposes of title insurance the Title and  
 377 Escrow Commission may by rule, with the concurrence of the commissioner, recognize other  
 378 categories for a title insurance producer line of authority not listed under Subsection (2)(a)(vi).

379            ~~[(9)]~~ (4) The variable contracts, including variable life and annuity line of authority  
 380 requires:

381            (a) licensure as a registered agent or broker by the National Association of Securities  
 382 Dealers ~~[(NASD)]~~; and

383            (b) current registration with a securities broker/dealer.

384            ~~[(10)]~~ (5) A surplus lines producer is a producer who has a surplus lines line of  
 385 authority.

386            Section 8. Section **31A-23a-108** is amended to read:

387            **31A-23a-108. Examination requirements.**

388            (1) (a) The commissioner may require applicants for any particular license type under  
 389 Section 31A-23a-106 to pass a line of authority examination as a requirement for a license,  
 390 except that an examination may not be required of applicants for:

391            (i) licenses under Subsections 31A-23a-106(2)~~[and (3)]~~ (b) and (c); or

392            (ii) other limited line license lines of authority recognized by the commissioner or the  
 393 Title and Escrow Commission by rule as provided in Subsection 31A-23a-106~~[(8)]~~(3).

394            (b) The examination described in Subsection (1)(a):

395            (i) shall reasonably relate to the line of authority for which it is prescribed; and

396            (ii) may be administered by the commissioner or as otherwise specified by rule.

397            (2) The commissioner shall waive the requirement of an examination for a nonresident  
 398 applicant who:

399            (a) applies for an insurance producer license in this state;

400 (b) has been licensed for the same line of authority in another state; and

401 (c) (i) is licensed in the state described in Subsection (2)(b) at the time the applicant  
402 applies for an insurance producer license in this state; or

403 (ii) if the application is received within 90 days of the cancellation of the applicant's  
404 previous license:

405 (A) the prior state certifies that at the time of cancellation, the applicant was in good  
406 standing in that state; or

407 (B) the state's producer database records maintained by the National Association of  
408 Insurance Commissioners or the National Association of Insurance Commissioner's affiliates or  
409 subsidiaries, indicates that the producer is or was licensed in good standing for the line of  
410 authority requested.

411 (3) A nonresident producer licensee who moves to this state and applies for a resident  
412 license within 90 days of establishing legal residence in this state shall be exempt from any line  
413 of authority examination that the producer was authorized on the producer's nonresident  
414 producer license, except where the commissioner determines otherwise by rule.

415 (4) This section's requirement may only be applied to applicants who are natural  
416 persons.

417 Section 9. Section **31A-23a-204** is amended to read:

418 **31A-23a-204. Special requirements for title insurance producers.**

419 Title insurance producers shall be licensed in accordance with this chapter, with the  
420 additional requirements listed in this section.

421 (1) (a) Every title insurance agency or producer appointed by an insurer shall maintain:

422 (i) a fidelity bond;

423 (ii) a professional liability insurance policy; or

424 (iii) a financial protection:

425 (A) equivalent to that described in Subsection (1)(a)(i) or (ii); and

426 (B) that the commissioner considers adequate.

427 (b) The bond or insurance required by this Subsection (1):

428 (i) shall be supplied under a contract approved by the commissioner to provide

429 protection against the improper performance of any service in conjunction with the issuance of

430 a contract or policy of title insurance; and

- 431 (ii) be in a face amount no less than \$50,000.
- 432 (c) The [commissioner] Title and Escrow Commission may by rule made in accordance  
433 with Title 63, Chapter 46a, Utah Administrative Rulemaking Act, exempt title insurance  
434 producers from the requirements of this Subsection (1) upon a finding that, and only so long as,  
435 the required policy or bond is generally unavailable at reasonable rates.
- 436 (2) (a) (i) Every title insurance agency or producer appointed by an insurer shall  
437 maintain a reserve fund.
- 438 (ii) The reserve fund required by this Subsection (2) shall be:
- 439 (A) (I) composed of assets approved by the commissioner and the Title and Escrow  
440 Commission;
- 441 (II) maintained as a separate account; and
- 442 (III) charged as a reserve liability of the title insurance producer in determining the  
443 producer's financial condition; and
- 444 (B) accumulated by segregating 1% of all gross income received from the title  
445 insurance business.
- 446 (iii) The reserve fund shall contain the accumulated assets for the immediately  
447 preceding ten years as defined in Subsection (2)(a)(ii).
- 448 (iv) That portion of the assets held in the reserve fund over ten years may be:
- 449 (A) withdrawn from the reserve fund; and
- 450 (B) restored to the income of the title insurance producer.
- 451 (v) The title insurance producer may withdraw interest from the reserve fund related to  
452 the principal amount as it accrues.
- 453 (b) (i) A disbursement may not be made from the reserve fund except as provided in  
454 Subsection (2)(a) unless the title insurance producer ceases doing business as a result of:
- 455 (A) sale of assets;
- 456 (B) merger of the producer with another producer;
- 457 (C) termination of the producer's license;
- 458 (D) insolvency; or
- 459 (E) any cessation of business by the producer.
- 460 (ii) Any disbursements from the reserve fund may be made only to settle claims arising  
461 from the improper performance of the title insurance producer in providing services defined in

462 Section 31A-23a-406.

463 (iii) The commissioner shall be notified ten days before any disbursements from the  
464 reserve fund.

465 (iv) The notice required by this Subsection (2)(b) shall contain:

466 (A) the amount of claim;

467 (B) the nature of the claim; and

468 (C) the name of the payee.

469 (c) (i) The reserve fund shall be maintained by the title insurance producer or the title  
470 insurance producer's representative for a period of two years after the title insurance producer  
471 ceases doing business.

472 (ii) Any assets remaining in the reserve fund at the end of the two years specified in  
473 Subsection (2)(c)(i) may be withdrawn and restored to the former title insurance producer.

474 (3) Any examination for licensure shall include questions regarding the search and  
475 examination of title to real property.

476 (4) A title insurance producer may not perform the functions of escrow unless the title  
477 insurance producer has been examined on the fiduciary duties and procedures involved in those  
478 functions.

479 (5) The [~~commissioner~~] Title and Escrow Commission shall adopt rules [~~outlining~~], in  
480 accordance with Title 63, Chapter 46a, Utah Administrative Rulemaking Act, after consulting  
481 with the department and the department's test administrator, establishing an examination for a  
482 license that will satisfy this section.

483 (6) A license may be issued to a title insurance producer who has qualified:

484 (a) to perform only searches and examinations of title as specified in Subsection (3);

485 (b) to handle only escrow arrangements as specified in Subsection (4); or

486 (c) to act as a title marketing representative.

487 (7) A person licensed to practice law in Utah is exempt from the requirements of  
488 Subsections (1) and (2) if that person issues 12 or less policies in any 12-month period.

489 (8) A person licensed to practice law in Utah, whether exempt under Subsection (7) or  
490 not, shall maintain a trust account separate from a law firm trust account for all title and real  
491 estate escrow transactions.

492 Section 10. Section **31A-23a-402** is amended to read:



493           **31A-23a-402. Unfair marketing practices -- Communication -- Inducement --**  
494 **Unfair discrimination -- Coercion or intimidation -- Restriction on choice.**

495           (1) (a) (i) Any of the following may not make or cause to be made any communication  
496 that contains false or misleading information, relating to an insurance contract, any insurer, or  
497 other licensee under this title, including information that is false or misleading because it is  
498 incomplete:

499           (A) a person who is or should be licensed under this title;

500           (B) an employee or producer of a person described in Subsection (1)(a)(i)(A);

501           (C) a person whose primary interest is as a competitor of a person licensed under this  
502 title; and

503           (D) a person on behalf of any of the persons listed in this Subsection (1)(a)(i).

504           (ii) As used in this Subsection (1), "false or misleading information" includes:

505           (A) assuring the nonobligatory payment of future dividends or refunds of unused  
506 premiums in any specific or approximate amounts, but reporting fully and accurately past  
507 experience is not false or misleading information; and

508           (B) with intent to deceive a person examining it, filing a report, making a false entry in  
509 a record, or wilfully refraining from making a proper entry in a record.

510           (iii) A licensee under this title may not:

511           (A) use any business name, slogan, emblem, or related device that is misleading or  
512 likely to cause the insurer or other licensee to be mistaken for another insurer or other licensee  
513 already in business; or

514           (B) use any advertisement or other insurance promotional material that would cause a  
515 reasonable person to mistakenly believe that a state or federal government agency:

516           (I) is responsible for the insurance sales activities of the person;

517           (II) stands behind the credit of the person;

518           (III) guarantees any returns on insurance products of or sold by the person; or

519           (IV) is a source of payment of any insurance obligation of or sold by the person.

520           (iv) A person who is not an insurer may not assume or use any name that deceptively  
521 implies or suggests that [it] person is an insurer.

522           (v) A person other than persons licensed as health maintenance organizations under  
523 Chapter 8 may not use the term "Health Maintenance Organization" or "HMO" in referring to

524 itself.

525 (b) If a licensee under this title distributes cards or documents, exhibits a sign, or  
526 publishes an advertisement that violates Subsection (1)(a), with reference to a particular insurer  
527 that the licensee represents, or for whom the licensee processes claims, and if the cards,  
528 documents, signs, or advertisements are supplied or approved by that insurer, the licensee's  
529 violation creates a rebuttable presumption that the violation was also committed by the insurer.

530 (2) (a) (i) A licensee under this title, or an officer or employee of a licensee may not  
531 induce any person to enter into or continue an insurance contract or to terminate an existing  
532 insurance contract by offering benefits not specified in the policy to be issued or continued,  
533 including premium or commission rebates.

534 (ii) An insurer may not make or knowingly allow any agreement of insurance that is  
535 not clearly expressed in the policy to be issued or renewed.

536 (iii) This Subsection (2)(a) does not preclude:

537 (A) insurers from reducing premiums because of expense savings;

538 (B) the usual kinds of social courtesies not related to particular transactions; or

539 (C) an insurer from receiving premiums under an installment payment plan.

540 (b) A licensee under this title may not absorb the tax under Section 31A-3-301.

541 (c) (i) A title insurer or producer or any officer or employee of either may not pay,  
542 allow, give, or offer to pay, allow, or give, directly or indirectly, as an inducement to obtaining  
543 any title insurance business[;];

544 (A) any rebate, reduction, or abatement of any rate or charge made incident to the  
545 issuance of the title insurance[;];

546 (B) any special favor or advantage not generally available to others[;]; or

547 (C) any money or other consideration or material inducement.

548 (ii) "Charge made incident to the issuance of the title insurance" includes escrow  
549 charges, and any other services that are prescribed in rule by the [~~commissioner~~] Title and  
550 Escrow Commission after consultation with the commissioner.

551 (iii) An insured or any other person connected, directly or indirectly, with the  
552 transaction, including a mortgage lender, real estate broker, builder, attorney, or any officer,  
553 employee, or agent of any of them, may not knowingly receive or accept, directly or indirectly,  
554 any benefit referred to in Subsection (2)(c)(i).

555 (3) (a) An insurer may not unfairly discriminate among policyholders by charging  
556 different premiums or by offering different terms of coverage, except on the basis of  
557 classifications related to the nature and the degree of the risk covered or the expenses involved.

558 (b) Rates are not unfairly discriminatory if they are averaged broadly among persons  
559 insured under a group, blanket, or franchise policy, and the terms of those policies are not  
560 unfairly discriminatory merely because they are more favorable than in similar individual  
561 policies.

562 (4) A person who is or should be licensed under this title, an employee of that licensee  
563 or person who should be licensed, a person whose primary interest is as a competitor of a  
564 person licensed under this title, and one acting on behalf of any of these persons, may not  
565 commit or enter into any agreement to participate in any act of boycott, coercion, or  
566 intimidation that:

567 (a) tends to produce:

568 (i) an unreasonable restraint of the business of insurance; or

569 (ii) a monopoly in that business; or

570 (b) results in an applicant purchasing or replacing an insurance contract.

571 (5) (a) A person may not restrict in the choice of an insurer or licensee under this  
572 chapter, another person who is required to pay for insurance as a condition for the conclusion  
573 of a contract or other transaction or for the exercise of any right under a contract. The person  
574 requiring the coverage may, however, reserve the right to disapprove the insurer or the  
575 coverage selected on reasonable grounds.

576 (b) The form of corporate organization of an insurer authorized to do business in this  
577 state is not a reasonable ground for disapproval, and the commissioner may by rule specify  
578 additional grounds that are not reasonable. This Subsection (5) does not bar an insurer from  
579 declining an application for insurance.

580 (6) A person may not make any charge other than insurance premiums and premium  
581 financing charges for the protection of property or of a security interest in property, as a  
582 condition for obtaining, renewing, or continuing the financing of a purchase of the property or  
583 the lending of money on the security of an interest in the property.

584 (7) (a) A licensee under this title may not refuse or fail to return promptly all indicia of  
585 agency to the principal on demand.

586 (b) A licensee whose license is suspended, limited, or revoked under Section  
587 31A-2-308, 31A-23a-111, or 31A-23a-112 may not refuse or fail to return the license to the  
588 commissioner on demand.

589 (8) (a) A person may not engage in any other unfair method of competition or any other  
590 unfair or deceptive act or practice in the business of insurance, as defined by the commissioner  
591 by rule, after a finding that they:

- 592 (i) are misleading[;];
- 593 (ii) are deceptive[;];
- 594 (iii) are unfairly discriminatory[;];
- 595 (iv) provide an unfair inducement[;]; or
- 596 (v) unreasonably restrain competition.

597 (b) Notwithstanding Subsection (8)(a), for purpose of the title insurance industry, the  
598 Title and Escrow Commission shall make rules, in accordance with Title 63, Chapter 46a, Utah  
599 Administrative Rulemaking Act, that define any other unfair method of competition or any  
600 other unfair or deceptive act or practice after a finding that they:

- 601 (i) are misleading;
- 602 (ii) are deceptive;
- 603 (iii) are unfairly discriminatory;
- 604 (iv) provide an unfair inducement; or
- 605 (v) unreasonably restrain competition.

606 Section 11. Section **31A-23a-406** is amended to read:

607 **31A-23a-406. Title insurance producer's business.**

608 (1) A title insurance producer may do escrow involving real property transactions if all  
609 of the following exist:

- 610 (a) the title insurance producer is licensed with:
  - 611 (i) the title line of authority; and
  - 612 (ii) the escrow subline of authority;
- 613 (b) the title insurance producer is appointed by a title insurer authorized to do business  
614 in the state;
- 615 (c) one or more of the following is to be issued as part of the transaction:
  - 616 (i) an owner's policy of title insurance; or

617 (ii) a lender's policy of title insurance;

618 (d) (i) all funds deposited with the producer in connection with any escrow:

619 (A) are deposited:

620 (I) in a federally insured financial institution; and

621 (II) in a trust account that is separate from all other trust account funds that are not

622 related to real estate transactions; and

623 (B) are the property of the persons entitled to them under the provisions of the escrow;

624 and

625 (ii) are segregated escrow by escrow in the records of the producer;

626 (e) earnings on funds held in escrow may be paid out of the escrow account to any

627 person in accordance with the conditions of the escrow; and

628 (f) the escrow does not require the producer to hold:

629 (i) construction funds; or

630 (ii) funds held for exchange under Section 1031, Internal Revenue Code.

631 (2) Notwithstanding Subsection (1), a title insurance producer may engage in the

632 escrow business if:

633 (a) the escrow involves:

634 (i) a mobile home;

635 (ii) a grazing right;

636 (iii) a water right; or

637 (iv) other personal property authorized by the commissioner; and

638 (b) the title insurance producer complies with all the requirements of this section

639 except for the requirement of Subsection (1)(c).

640 (3) Funds held in escrow:

641 (a) are not subject to any debts of the producer;

642 (b) may only be used to fulfill the terms of the individual escrow under which the funds

643 were accepted; and

644 (c) may not be used until all conditions of the escrow have been met.

645 (4) Assets or property other than escrow funds received by a producer in accordance

646 with an escrow shall be maintained in a manner that will:

647 (a) reasonably preserve and protect the asset or property from loss, theft, or damages;

648 and

649 (b) otherwise comply with all general duties and responsibilities of a fiduciary or  
650 bailee.

651 (5) (a) A check may not be drawn, executed, or dated, or funds otherwise disbursed  
652 unless the segregated escrow account from which funds are to be disbursed contains a  
653 sufficient credit balance consisting of collected or cleared funds at the time the check is drawn,  
654 executed, or dated, or funds are otherwise disbursed.

655 (b) As used in this Subsection (5), funds are considered to be "collected or cleared,"  
656 and may be disbursed as follows:

- 657 (i) cash may be disbursed on the same day the cash is deposited;
- 658 (ii) a wire transfer may be disbursed on the same day the wire transfer is deposited;
- 659 (iii) the following may be disbursed on the day following the date of deposit:
  - 660 (A) a cashier's check;
  - 661 (B) a certified check;
  - 662 (C) a teller's check;
  - 663 (D) a U.S. Postal Service money order; and
  - 664 (E) a check drawn on a Federal Reserve Bank or Federal Home Loan Bank; and
- 665 (iv) any other check or deposit may be disbursed:

666 (A) within the time limits provided under the Expedited Funds Availability Act, 12  
667 U.S.C. Section 4001 et seq., as amended, and related regulations of the Federal Reserve  
668 System; or

669 (B) upon written notification from the financial institution to which the funds have  
670 been deposited, that final settlement has occurred on the deposited item.

671 (c) Subject to Subsections (5)(a) and (b), before the disbursement of funds, any  
672 changes to any settlement statement made after the final closing documents are executed shall  
673 be authorized or acknowledged by signature of the party or parties affected by the change.

674 (6) The title insurance producer shall maintain records of all receipts and  
675 disbursements of escrow funds.

676 (7) The title insurance producer shall comply with:

677 (a) Section 31A-23a-409; and

678 (b) any rules adopted by the ~~[commissioner]~~ Title and Escrow Commission in

679 accordance with Title 63, Chapter 46a, Utah Administrative Rulemaking Act, that govern  
680 escrows.

681 Section 12. Section **31A-23a-415** is amended to read:

682 **31A-23a-415. Assessment on title insurance agencies or title insurers.**

683 (1) For purposes of this section:

684 (a) "Premium" is as defined in Subsection 59-9-101(3).

685 (b) "Title insurer" means a person:

686 (i) making any contract or policy of title insurance as:

687 (A) insurer;

688 (B) guarantor; or

689 (C) surety;

690 (ii) proposing to make any contract or policy of title insurance as:

691 (A) insurer;

692 (B) guarantor; or

693 (C) surety; or

694 (iii) transacting or proposing to transact any phase of title insurance, including:

695 (A) soliciting;

696 (B) negotiating preliminary to execution;

697 (C) executing of a contract of title insurance;

698 (D) insuring; and

699 (E) transacting matters subsequent to the execution of the contract and arising out of  
700 the contract.

701 (c) "Utah risks" means insuring, guaranteeing, or indemnifying with regard to real or  
702 personal property located in Utah, an owner of real or personal property, the holders of liens or  
703 encumbrances on that property, or others interested in the property against loss or damage  
704 suffered by reason of:

705 (i) liens or encumbrances upon, defects in, or the unmarketability of the title to the  
706 property; or

707 (ii) invalidity or unenforceability of any liens or encumbrances on the property.

708 (2) (a) Beginning on July 1, 1998, the [insurance] commissioner may assess each title  
709 insurer and each title insurance agency an annual assessment;

- 710 (i) determined by the Title and Escrow Commission:  
711 (A) after consultation with the commissioner; and  
712 (B) in accordance with this Subsection (2); and  
713 (ii) to be used for the purposes described in Subsection (3).
- 714 (b) A title insurance agency shall be assessed up to:  
715 (i) \$200 for the first office in each county in which the title insurance agency maintains  
716 an office; and  
717 (ii) \$100 for each additional office the title insurance agency maintains in the county  
718 described in Subsection (2)(b)(i).
- 719 (c) A title insurer shall be assessed up to:  
720 (i) \$200 for the first office in each county in which the title insurer maintains an office;  
721 (ii) \$100 for each additional office the title insurer maintains in the county described in  
722 Subsection (2)(c)(i); and  
723 (iii) an amount calculated by:  
724 (A) aggregating the assessments imposed on:  
725 (I) title insurance agencies under Subsection (2)(b); and  
726 (II) title insurers under Subsections (2)(c)(i) and (2)(c)(ii);  
727 (B) subtracting the amount determined under Subsection (2)(c)(iii)(A) from the total  
728 costs and expenses determined under Subsection (2)(d); and  
729 (C) multiplying:  
730 (I) the amount calculated under Subsection (2)(c)(iii)(B); and  
731 (II) the percentage of total premiums for title insurance on Utah risk that are premiums  
732 of the title insurer.
- 733 (d) Notwithstanding Section 31A-3-103 and in accordance with Title 63, Chapter 46a,  
734 Utah Administrative Rulemaking Act, the ~~department~~ Title and Escrow Commission by rule  
735 shall establish the amount of costs and expenses described under Subsection (3) that will be  
736 covered by the assessment, except the costs or expenses to be covered by the assessment may  
737 not exceed \$75,000 annually.
- 738 (3) All money received by the state under this section:  
739 (a) shall be deposited in the General Fund as a dedicated credit of the department; and  
740 (b) may be expended by the department only to pay for any cost or expense incurred by



741 the department in the administration, investigation, and enforcement of Chapter 23a, Parts 4  
742 and 5, related to:

743 (i) the marketing of title insurance; and

744 (ii) audits of agencies.

745 (4) The assessment imposed by this section shall be in addition to any premium  
746 assessment imposed under Subsection 59-9-101(3).

747 Section 13. Section **31A-23a-503** is amended to read:

748 **31A-23a-503. Controlled business in title insurance.**

749 (1) As used in this section:

750 (a) "Associate" means any:

751 (i) business organized for profit in which a person who refers title business is a  
752 director, officer, partner, or employee;

753 (ii) spouse or relative within the second degree by blood or marriage of a person who  
754 refers title business, who is a natural person;

755 (iii) employee of a person who refers title business; or

756 (iv) person with whom a person who refers title business or any associate of that  
757 producer has any agreement, arrangement, or understanding, or pursues any course of conduct,  
758 designed to avoid the provisions of this chapter.

759 (b) "Controlled business" means that portion of the title insurance business of a title  
760 insurer or producer in this state that is referred to it by all those producers of title business who  
761 have a financial interest in the title insurer or producer and by all associates of those producers.  
762 Business is referred if there is influence over the selection of the person with whom the  
763 business is placed.

764 (c) "A person who refers title business" includes any person engaged in this state in a  
765 business of:

766 (i) buying or selling interests in real property;

767 (ii) making loans secured by interests in real property; or

768 (iii) acting as a representative or employee of a person who buys or sells any interest in  
769 real property or who lends or borrows money with interest as security, other than acting as a  
770 licensed title insurer or producer doing the business of title insurance.

771 (d) "Financial interest" means any legal or beneficial interest that together with other

772 interests entitles the holder to more than 1% of the net profits or net worth of the business in  
773 which the interest is held.

774 (2) A title insurer or producer or person having a financial interest in a title insurer or  
775 producer may not knowingly be a party to or knowingly permit to continue in any arrangement  
776 in which the title insurer, producer, or person knows or has reason to believe that any person  
777 who refers title business has or will have, directly or indirectly, a financial interest in the title  
778 insurer or producer, if it reasonably appears that a substantial factor in the person who refers  
779 title business owning or acquiring the financial interest is the expected realization of financial  
780 profit or gain derived in whole or in part from controlled business.

781 (3) A title insurer may not appoint or knowingly continue its authorization of any title  
782 insurance producer in which the company knows or has reason to believe that any person who  
783 refers title business has or will have, directly or indirectly, a financial interest, if it reasonably  
784 appears that a substantial factor in the person who refers title business owning or acquiring the  
785 financial interest is the person's expected realization of financial profit or gain derived in whole  
786 or part from controlled business.

787 (4) (a) If for any calendar quarter, the gross operating revenues of a title insurer or  
788 producer derived from all sources of controlled business in this state amount to more than 1/3  
789 of its gross operating revenues from all other sources of its business of title insurance in this  
790 state, it is presumed that the expected realization of financial profit or gain derived in whole or  
791 in part from controlled business was a substantial factor in the ownership of financial interest  
792 in the title insurer or producer.

793 (b) The title insurer or producer has the burden of overcoming ~~[this]~~ the presumption  
794 described in Subsection (4)(a).

795 (c) This Subsection (4) does not authorize any controlled business if a violation of the  
796 standards set forth in Subsection (2) or (3) exists.

797 (5) ~~[No]~~ A title ~~[insurance company]~~ insurer or producer may not accept any order for  
798 the business of title insurance that it knows or has reason to believe constitutes controlled  
799 business, unless it records and maintains in its permanent records on forms prescribed by the  
800 commissioner the facts relating to the transactions.

801 (6) An applicant for qualification as a title ~~[insurance company]~~ insurer or producer  
802 may not be granted a license if it reasonably appears that the expected realization of financial

803 profit or gain to be derived in whole or in part from controlled business is or will be a  
804 substantial factor in the applicant's plan of operation or in the ownership or acquisition of  
805 financial interests in the applicant by any person who refers title business.

806 (7) Each title insurer and producer shall maintain permanent records relating to its  
807 controlled business on forms prescribed by the commissioner.

808 (8) (a) Each title insurer and producer shall file annually with the commissioner, on  
809 forms prescribed by the commissioner, reports setting forth:

810 (i) the names and addresses of any persons owning a financial interest in the title  
811 insurer or producer as of the last day of the calendar year, who are known or reasonably  
812 believed by the title ~~[insurance company]~~ insurer or producer to be a person who refers title  
813 business; and

814 (ii) a summary compiled from the title insurer's or producer's records of the controlled  
815 business, sufficient to inform the commissioner and the Title and Escrow Commission as to the  
816 proportion of the title insurer's or producer's gross operating revenues attributable to controlled  
817 business during the preceding calendar year.

818 (b) The reports shall be filed with the reports required under Section 31A-23a-413 and  
819 shall contain the certification of an officer of the title insurer or producer that the information  
820 contained in them is true to the best of the officer's knowledge, information, and belief. Upon  
821 filing, the reports are public records.

822 (c) A report filed pursuant to Subsection (8)(a) is subject to review by the Title and  
823 Escrow Commission.

824 (9) An attorney who is also a licensed title insurance producer and who issues as  
825 producer a policy of title insurance to a client on behalf of whom the attorney is also acting as  
826 an attorney and who, in so doing, acts consistently with the applicable ethical standards of the  
827 Utah State Bar pertaining to the billing and receipt of legal fees and the receipt of a  
828 commission on a policy of title insurance is not, without more, considered to be engaged in  
829 controlled business.

830 Section 14. Section **31A-26-203** is amended to read:

831 **31A-26-203. Adjuster's license required.**

832 (1) The commissioner shall issue a license to act as an independent adjuster or public  
833 adjuster to any person who, as to the license classification applied for under Section

834 31A-26-204, has:

835 (a) satisfied the character requirements under Section 31A-26-205;

836 (b) satisfied the applicable continuing education requirements under Section

837 31A-26-206;

838 (c) satisfied the applicable examination requirements under Section 31A-26-207;

839 (d) if a nonresident, complied with Section 31A-26-208; and

840 (e) paid the applicable fees under Section 31A-3-103.

841 (2) (a) This Subsection (2) applies to the following persons:

842 (i) an applicant for:

843 (A) an independent adjuster's license; or

844 (B) a public adjuster's license;

845 (ii) a licensed independent adjuster; or

846 (iii) a licensed public adjuster.

847 (b) A person described in Subsection (2)(a) shall report to the commissioner:

848 (i) any administrative action taken against the person:

849 (A) in another jurisdiction; or

850 (B) by another regulatory agency in this state; and

851 (ii) any criminal prosecution taken against the person in any jurisdiction.

852 (c) The report required by Subsection (2)(b) shall:

853 (i) be filed:

854 (A) at the time the person applies for a third party administrator's license; or

855 (B) within 30 days of the initiation of an action or prosecution described in Subsection

856 (2)(b); and

857 (ii) include a copy of the complaint or other relevant legal documents related to the

858 action or prosecution described in Subsection (2)(b).

859 (3) (a) The department may request concerning a person applying for an independent or

860 public adjuster's license:

861 (i) criminal background information maintained pursuant to Title 53, Chapter 10, Part

862 2, from the Bureau of Criminal Identification; and

863 (ii) complete Federal Bureau of Investigation criminal background checks through the

864 national criminal history system.

865 (b) Information obtained by the department from the review of criminal history records  
866 received under Subsection (3)(a) shall be used by the department for the purposes of:

867 (i) determining if a person satisfies the character requirements under Section  
868 31A-26-205 for issuance or renewal of a license;

869 (ii) determining if a person has failed to maintain the character requirements under  
870 Section 31A-25-204; and

871 (iii) preventing persons who violate the federal Violent Crime Control and Law  
872 Enforcement Act of 1994, 18 U.S.C. Secs. 1033 and 1034, from engaging in the business of  
873 insurance in the state.

874 (c) If the department requests the criminal background information, the department  
875 shall:

876 (i) pay to the Department of Public Safety the costs incurred by the Department of  
877 Public Safety in providing the department criminal background information under Subsection  
878 (3)(a)(i);

879 (ii) pay to the Federal Bureau of Investigation the costs incurred by the Federal Bureau  
880 of Investigation in providing the department criminal background information under  
881 Subsection (3)(a)(ii); and

882 (iii) charge the person applying for a license or for renewal of a license a fee equal to  
883 the aggregate of Subsections (3)(c)(i) and (ii).

884 (4) Notwithstanding the other provisions of this section, the commissioner may:

885 (a) issue a license to an applicant for a license for a title insurance classification only  
886 with the concurrence of the Title and Escrow Commission; or

887 (b) renew a license for a title insurance classification only with the concurrence of the  
888 Title and Escrow Commission.

889 Section 15. Section **31A-26-204** is amended to read:

890 **31A-26-204. License classifications.**

891 A resident or nonresident license issued under this chapter shall be issued under the  
892 classifications described under Subsections (1), (2), and (3). These classifications are intended  
893 to describe the matters to be considered under any prerequisite education and examination  
894 required of license applicants under Sections 31A-26-206 and 31A-26-207.

895 (1) Independent adjuster license classifications include:

896 (a) accident and health insurance, including related service insurance under Chapter 7  
897 or 8;

898 (b) property and liability insurance, which includes:

899 (i) property insurance;

900 (ii) liability insurance;

901 (iii) surety bonds; and

902 (iv) policies containing combinations or variations of these coverages;

903 (c) service insurance;

904 (d) title insurance;

905 (e) credit insurance; and

906 (f) workers' compensation insurance.

907 (2) Public adjuster license classifications include:

908 (a) accident and health insurance, including related service insurance under Chapter 7  
909 or 8;

910 (b) property and liability insurance, which includes:

911 (i) property insurance;

912 (ii) liability insurance;

913 (iii) surety bonds; and

914 (iv) policies containing combinations or variations of these coverages;

915 (c) service insurance;

916 (d) title insurance;

917 (e) credit insurance; and

918 (f) workers' compensation insurance.

919 (3) (a) The commissioner may by rule:

920 (i) recognize other independent adjuster or public adjuster license classifications as to  
921 other kinds of insurance not listed under Subsection (1)~~[- The commissioner may also by rule];~~  
922 and

923 (ii) create license classifications ~~[which]~~ that grant only part of the authority arising  
924 under another license class.

925 (b) Notwithstanding Subsection (3)(a), for purpose of title insurance, the Title and  
926 Escrow Commission may make the rules provided for in Subsection (3)(a).

927 Section 16. **Effective date.**

928 This bill takes effect on July 1, 2005, except that Section 31A-2-403 takes effect on

929 May 2, 2005.

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**Legislative Review Note**  
**as of 1-7-05 12:33 PM**

Based on a limited legal review, this legislation has not been determined to have a high probability of being held unconstitutional.

**Office of Legislative Research and General Counsel**

**State Impact**

Commission per diem costs are \$4,500 in General Fund. Assume monthly meetings, full attendance, an equal number of full and half day meetings.

	<u>FY 2006</u> <u>Approp.</u>	<u>FY 2007</u> <u>Approp.</u>	<u>FY 2006</u> <u>Revenue</u>	<u>FY 2007</u> <u>Revenue</u>
General Fund	\$4,500	\$4,500	\$0	\$0
<b>TOTAL</b>	<b>\$4,500</b>	<b>\$4,500</b>	<b>\$0</b>	<b>\$0</b>

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**Individual and Business Impact**

No fiscal impact.

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**Office of the Legislative Fiscal Analyst**