

3126 31A-4-107(1)(a) and Section 31A-14-211 shall conduct escrow.

3127 (2) Subsection (1) does not ~~§~~ → [apply to] limit or expand the authority granted to ← ~~§~~ :

3128 (a) a person defined as an escrow agent in Section 7-22-101; ~~§~~ → [or] ← ~~§~~

3129 (b) a person licensed to practice law in Utah, if that person meets the requirements of

3130 Section 31A-23a-204 ~~§~~ → [;] ;

3130a (c) a person licensed under Title 61, Chapter 2f, Real Estate Licensing and Practices Act; or

3130b (d) a person licensed under Title 58, Chapter 55, Utah Construction Trades Licensing Act. ← ~~§~~

3131 Section 32. Section **31A-23a-407** is amended to read:

3132 **31A-23a-407. Liability of title insurers for acts of title insurance producers.**

3133 Any title company, represented by one or more individual title insurance producers
3134 appointed by an insurer or agency title insurance producers, is directly and primarily liable to
3135 others dealing with the individual title insurance producers or agency title insurance producers
3136 for the receipt and disbursement of funds deposited in escrows with the individual title
3137 insurance producers appointed by an insurer or agency title insurance producers in all those
3138 transactions where a commitment or binder for or policy or contract of title insurance of that
3139 title [~~insurance company~~] insurer has been ordered, or a preliminary report of the title
3140 [~~insurance company~~] insurer has been issued or distributed. This liability does not modify,
3141 mitigate, impair, or affect the contractual obligations between the individual title insurance
3142 producers or agency title insurance producers and the title [~~insurance company~~] insurer.

3143 Section 33. Section **31A-23a-413** is amended to read:

3144 **31A-23a-413. Title insurance producer's annual report.**

3145 [~~Every~~] An agency title insurance producer and an individual title insurance producer
3146 who has not been designated by an agency title insurance producer shall annually file with the
3147 commissioner, by a date and in a form the commissioner specifies by rule, a verified statement
3148 of the agency title insurance producer's or individual title insurance producer's financial
3149 condition, transactions, and affairs as of the end of the preceding calendar year.

3150 Section 34. Section **31A-23a-415** is amended to read:

3151 **31A-23a-415. Assessment on agency title insurance producers or title insurers --**
3152 **Account created.**

3153 (1) For purposes of this section:

3154 (a) "Premium" is as defined in Subsection 59-9-101(3).

3155 (b) "Title insurer" means a person:

3156 (i) making any contract or policy of title insurance as: