

**UNIFORM REAL PROPERTY TRANSFER ON DEATH ACT**

**AMENDMENTS**

2024 GENERAL SESSION

STATE OF UTAH

**Chief Sponsor: Calvin R. Musselman**

Senate Sponsor: Daniel W. Thatcher

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**LONG TITLE**

**Committee Note:**

The Government Operations Interim Committee recommended this bill.

Legislative Vote: 14 voting for 0 voting against 2 absent

**General Description:**

This bill amends provisions of the Uniform Real Property Transfer on Death Act.

**Highlighted Provisions:**

This bill:

- ▶ amends the optional forms regarding a transfer on death deed under the Uniform Real Property Transfer on Death Act; and
- ▶ makes technical and conforming changes.

**Money Appropriated in this Bill:**

None

**Other Special Clauses:**

None

**Utah Code Sections Affected:**

**REPEALS AND REENACTS:**

**75-6-416**, as last amended by Laws of Utah 2019, Chapter 136

**75-6-417**, as last amended by Laws of Utah 2019, Chapter 136



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

29 Section 1. Section **75-6-416** is repealed and reenacted to read:

30 **75-6-416. Optional form of transfer on death deed.**

31 (1) An individual may use the following form to create a transfer on death deed under  
32 this part:

33 REVOCABLE TRANSFER ON DEATH DEED

34 NOTICE TO OWNER

35 You should carefully read all information on the other side of this form. You may want to  
36 consult a lawyer before using this form.

37 This form must be recorded before your death or it will not be effective. The beneficiary must  
38 be a named person.

39 IDENTIFYING INFORMATION

40 Owner or Owners Making This Deed:

41 \_\_\_\_\_

42 Printed Name

Mailing Address

43 \_\_\_\_\_

44 Printed Name

Mailing Address

45 Legal Description of Property (Pursuant to Utah Code Section **57-3-105**):

46 \_\_\_\_\_

47 Tax Identification Number for Property:

48 \_\_\_\_\_

49 PRIMARY BENEFICIARY

50 I designate the following beneficiary if the beneficiary survives me:

51 \_\_\_\_\_

52 Printed Name

Mailing Address

53 ALTERNATE BENEFICIARY (Optional)

54 If my primary beneficiary does not survive me, I designate the following alternate beneficiary if  
55 that beneficiary survives me:

56 \_\_\_\_\_

57 Printed Name

Mailing Address

58 TRANSFER ON DEATH

59 At my death, I transfer my interest in the described property to the beneficiaries as designated  
60 above.

61 Before my death, I have the right to revoke this deed.

62 SIGNATURE OF OWNER OR OWNERS MAKING THIS DEED

63 \_\_\_\_\_  
64 Signature \_\_\_\_\_ Date

65 \_\_\_\_\_  
66 Printed Name

67 \_\_\_\_\_  
68 Signature \_\_\_\_\_ Date

69 \_\_\_\_\_  
70 Printed Name

71 ACKNOWLEDGMENT

72 (Attach an affidavit of acknowledgment pursuant to Utah Code Section [46-1-6.5](#) to the form.)

73 (2) The other sections of this part govern the effect of the form described in Subsection  
74 (1) or any other instrument used to create a transfer on death deed.

75 Section 2. Section [75-6-417](#) is repealed and reenacted to read:

76 **75-6-417. Optional form of revocation.**

77 (1) An individual may use the following form to create an instrument of revocation  
78 under this part:

FULL REVOCATION OF TRANSFER ON DEATH DEED

80 NOTICE TO OWNER

81 This revocation must be recorded before you die or it will not be effective. This revocation is  
82 effective only as to the interests in the property of owners who sign this revocation.

83 IDENTIFYING INFORMATION

84 Owner or Owners Making This Deed:

85 \_\_\_\_\_  
86 Printed Name \_\_\_\_\_ Mailing Address

87 \_\_\_\_\_  
88 Printed Name \_\_\_\_\_ Mailing Address

89 Legal Description of Property (Pursuant to Utah Code Section [57-3-105](#)):

90 \_\_\_\_\_

91 Tax Identification Number for Property:

92 \_\_\_\_\_

93 REVOCATION

94 I revoke all my previous transfers of this property by transfer on death deed.

95 SIGNATURE OF OWNER OR OWNERS MAKING THIS DEED

96 \_\_\_\_\_

97 Signature Date

98 \_\_\_\_\_

99 Printed Name

100 \_\_\_\_\_

101 Signature Date

102 \_\_\_\_\_

103 Printed Name

104 ACKNOWLEDGMENT

105 (Attach an affidavit of acknowledgment pursuant to Utah Code Section [46-1-6.5](#) to the form.)

106 (2) The other sections of this part govern the effect of the form described in Subsection

107 (1) or any other instrument used to revoke a transfer on death deed.

108 **Section 3. Effective date.**

109 This bill takes effect on May 1, 2024.