

SENATE BILL 16

Senate Bill 16 went into effect 9/1/2025. This bill was part of a larger legislative effort to COMBAT DEED FRAUD. This is state wide.

- **Mandatory ID checks:** While some large counties could previously ask for ID, the new law makes photo identification mandatory for in-person filings statewide.

Clerks must now copy or record the ID information before accepting a document.

- **Rejection of fraudulent deeds:** Clerks are required to reject documents if a person refuses to show identification.

- **Enhanced criminal offenses:** The legislation creates new and clarifies existing criminal offenses for real property theft and fraud, with stricter penalties.

- **Victim assistance:** New measures allow victims of deed fraud to seek restitution more easily. Another law allows victims to get a judge to void a fraudulent deed without paying a filing fee.

- **Increased notary standards:** Stronger requirements have also been enacted for notaries, including mandated training and record-keeping, and making it a crime to notarize a document for someone who is not present.

If you have any questions, please contact the Titus County Clerks Office at 903-577-6796

Leslie Brosnan, Titus County Clerk