

HOUSE BILL 97

By Hardaway

AN ACT to amend Tennessee Code Annotated, Title 8, Chapter 13; Title 35; Title 39, Chapter 17; Title 45; Title 47; Title 66 and Section 67-4-409, relative to property.

BE IT ENACTED BY THE GENERAL ASSEMBLY OF THE STATE OF TENNESSEE:

SECTION 1. Tennessee Code Annotated, Section 39-17-116(d), is amended by deleting the subsection and substituting:

(d) A violation of subsection (a) is a Class D felony.

SECTION 2. Tennessee Code Annotated, Title 8, Chapter 13, is amended by adding the following as a new section:

(a) Except as provided in subsection (b), each county office of register of deeds shall offer a property fraud alert program to property owners at no cost. The program must allow property owners to register the property owner's name and address and must notify property owners when a document is recorded that contains the property owner's name or address to combat property and mortgage fraud.

(b) A county office of register of deeds is only required to provide a property fraud alert program if the county legislative body specifically appropriates funds sufficient to pay the costs of providing the program. This section does not require a county office of register of deeds to provide a property fraud alert program from the general funds annually appropriated to the county office of the register of deeds.

SECTION 3. Section 1 of this act takes effect July 1, 2023, the public welfare requiring it, and applies to prohibited conduct occurring on or after that date. Section 2 of this act takes effect upon becoming a law, the public welfare requiring it.