

1 UNIFORM REAL PROPERTY TRANSFER ON DEATH ACT AMENDMENTS

2024 GENERAL SESSION

STATE OF UTAH

Chief Sponsor: Calvin R. Musselman

Senate Sponsor: Daniel W. Thatcher

3 LONG TITLE

4 General Description:

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

6 Highlighted Provisions:

7 This bill:

8 ▶ amends the optional forms regarding a transfer on death deed under the Uniform Real
9 Property Transfer on Death Act; and

10 ▶ makes technical and conforming changes.

11 Money Appropriated in this Bill:

12 None

13 Other Special Clauses:

14 None

15 Utah Code Sections Affected:

16 REPEALS AND REENACTS:

17 **75-6-416**, as last amended by Laws of Utah 2019, Chapter 136

18 **75-6-417**, as last amended by Laws of Utah 2019, Chapter 136

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

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 Section **75-6-416** is repealed and reenacted to read:

22 **75-6-416 . Optional form of transfer on death deed.**

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

24 REVOCABLE TRANSFER ON DEATH DEED

25 NOTICE TO OWNER

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

28 This form must be recorded before your death or it will not be effective. The beneficiary must

29 be a named person.

30 IDENTIFYING INFORMATION

31 Owner or Owners Making This Deed:

32 _____

33 Printed Name _____ Mailing Address

34 _____

35 Printed Name _____ Mailing Address

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

37 _____

38 Tax Identification Number for Property:

39 _____

40 PRIMARY BENEFICIARY

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

42 _____

43 Printed Name _____ Mailing Address

44 ALTERNATE BENEFICIARY (Optional)

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

47 _____

48 Printed Name _____ Mailing Address

49 TRANSFER ON DEATH

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

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

53 SIGNATURE OF OWNER OR OWNERS MAKING THIS DEED

54 _____

55 Signature _____ Date

56 _____

57 Printed Name

58 _____

59 Signature _____ Date

60 _____

61 Printed Name

62 ACKNOWLEDGMENT

63 (Attach an affidavit of acknowledgment pursuant to Utah Code Section 46-1-6.5 to the form.)

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

66 Section 2. Section **75-6-417** is repealed and reenacted to read:

67 **75-6-417 . Optional form of revocation.**

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

70 FULL REVOCATION OF TRANSFER ON DEATH DEED

71 NOTICE TO OWNER

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

74 IDENTIFYING INFORMATION

75 Owner or Owners Making This Deed:

76 _____

77 Printed Name _____ Mailing Address

78 _____

79 Printed Name _____ Mailing Address

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

81 _____

82 Tax Identification Number for Property:

83 _____

84 REVOCATION

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

86 SIGNATURE OF OWNER OR OWNERS MAKING THIS DEED

87 _____

88 Signature _____ Date

89 _____

90 Printed Name

91 _____

92 Signature _____ Date

93 _____

94 Printed Name

95 ACKNOWLEDGMENT

96 (Attach an affidavit of acknowledgment pursuant to Utah Code Section 46-1-6.5 to the form.)

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

99 Section 3. **Effective date.**

100 This bill takes effect on May 1, 2024.