

1 AN ACT

2 relating to recording requirements for certain documents.

3 BE IT ENACTED BY THE LEGISLATURE OF THE STATE OF TEXAS:

4 SECTION 1. Chapter 12, Property Code, is amended by adding  
5 Section 12.0011 to read as follows:

6 Sec. 12.0011. INSTRUMENTS CONCERNING PROPERTY: ORIGINAL  
7 SIGNATURE REQUIRED FOR CERTAIN INSTRUMENTS. (a) For the purposes  
8 of this section, "paper document" means a document received by a  
9 county clerk in a form that is not electronic.

10 (b) A paper document concerning real or personal property  
11 may not be recorded or serve as notice of the paper document unless:

12 (1) the paper document contains an original signature  
13 or signatures that are acknowledged, sworn to with a proper jurat,  
14 or proved according to law; or

15 (2) the paper document is attached as an exhibit to a  
16 paper affidavit or other document that has an original signature or  
17 signatures that are acknowledged, sworn to with a proper jurat, or  
18 proved according to law.

19 (c) An original signature may not be required for an  
20 electronic instrument or other document that complies with the  
21 requirements of Chapter 15 of this code, Chapter 195, Local  
22 Government Code, Chapter 43, Business & Commerce Code, or other  
23 applicable law.

24 SECTION 2. The changes in law made by this Act apply only to

1 a document filed or recorded on or after the effective date of this  
2 Act. A document filed or recorded before the effective date of this  
3 Act is governed by the law in effect at the time the document was  
4 filed or recorded, and that law is continued in effect for that  
5 purpose.

6 SECTION 3. This Act takes effect September 1, 2007.

David Newburn  
President of the Senate

Jim Caddick  
Speaker of the House

I certify that H.B. No. 732 was passed by the House on April 5, 2007, by the following vote: Yeas 136, Nays 0, 1 present, not voting.

Robert Haney  
Chief Clerk of the House

I certify that H.B. No. 732 was passed by the Senate on May 8, 2007, by the following vote: Yeas 31, Nays 0.

Patsy Sew  
Secretary of the Senate

APPROVED: 25 MAY 07

Date

Rick Perry  
Governor

FILED IN THE OFFICE OF THE  
SECRETARY OF STATE  
10:00 AM O'CLOCK  
MAY 25 2007

Roger Winnie