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Bill: HB2026

Proponent

- In the Title Insurance Profession, we are charged with making sure that the buyer(s) and/or the Lender receive a "clean" title to the real estate they are purchasing and/or mortgaging. Liens that are created by State Tax Warrants that have been filed by the state against the Seller or Owner in the county which the real estate in question is located, will attach to said real estate and unless paid, will continue to be a lien on subject real estate even though the property has been sold or mortgaged creating a "cloud" on the property.
- Currently when an individual or business pays the State for said Warrant, the state prepares a release and sends said release to the Payor along with instructions to file the same in the District Court in the county where the lien was filed. Unfortunately, most parties do NOT file the release and the lien continues to show as a valid lien.
- I am suggesting that when the lien is paid that the State collect the additional fee to file the release and send the same to be filed. This should assure that the release does get filed.