

Senate File 2065 - Introduced

SENATE FILE 2065

BY DICKEY

A BILL FOR

1 An Act requiring county recorders to notify persons of the
2 filing of certain instruments.
3 BE IT ENACTED BY THE GENERAL ASSEMBLY OF THE STATE OF IOWA:

1 Section 1. Section 331.602, Code 2024, is amended by adding
2 the following new subsection:

3 NEW SUBSECTION. 4. *a.* Not later than January 1, 2025,
4 implement and administer a system for notifying a person when
5 any instrument is recorded if the person is a named party to
6 the instrument. The system shall allow a person to choose
7 to participate and the notice shall be provided within one
8 business day by electronic mail, text message, or other similar
9 means.

10 *b.* A person must enroll in the system to receive
11 notifications. To enroll, a person shall submit to the
12 recorder, by electronic delivery, paper document, or other
13 appropriate means, a signed form containing information
14 determined by the recorder. The information shall include
15 data identifying the person, any real property for which the
16 person wishes to receive notice of recordation, and the means
17 and specific contact information to be used in notifying the
18 person. Upon receipt of the completed form signed by the
19 person, the recorder shall send an acknowledgment to the person
20 by the means of notification specified in the form.

21 *c.* The recorder shall not be responsible for attempting
22 any method of contact other than the means specified in the
23 completed form signed by the person.

24 EXPLANATION

25 The inclusion of this explanation does not constitute agreement with
26 the explanation's substance by the members of the general assembly.

27 This bill requires the county recorder to implement and
28 administer a system for notifying a person when any instrument
29 is recorded if the person is a named party to the instrument. A
30 person may choose to participate in the system by submitting
31 a form to the recorder. The form shall indicate the property
32 for which the person wishes to receive notice and the means by
33 which the notice should be sent by the recorder. The notice
34 shall be provided within one business day by electronic mail,
35 text message, or other similar means. The recorder shall not

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1 be responsible for attempting any other means of contacting the
2 person other than through a method included in the form. The
3 provisions of the bill must be implemented by January 1, 2025.