

**SB 381 STAFF MEASURE SUMMARY**  
**Senate Committee On Business and Transportation**

**Carrier:** Sen. Hansell

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**Action Date:** 03/01/17  
**Action:** Do pass.  
**Vote:** 5-0-0-0  
**Yeas:** 5 - Beyer, Girod, Monroe, Riley, Thomsen  
**Fiscal:** No fiscal impact  
**Revenue:** No revenue impact  
**Prepared By:** Patrick Brennan, LPRO Analyst

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**WHAT THE MEASURE DOES:**

Requires certain notices relating to real estate loans to be mailed to all addresses on file for the recipient, including post office boxes.

**ISSUES DISCUSSED:**

- Example of person affected by failure to receive notice in post office box

**EFFECT OF AMENDMENT:**

No amendment.

**BACKGROUND:**

Many documents related to real estate loans are required to be mailed in hard copy to the designated recipients. The list of documents includes: payoff statements; trust deeds; requests for resolution conferences; notice of noncompliance with, or ineligibility for, foreclosure avoidance measures; notice of default; and notice of trustee sale. Statute specifies that these documents are to be mailed to the address on file; however, in some cases, the recipient relies upon a post office box for mail delivery, and some documents are not mailed in a method that allows delivery to a post office box.

Senate Bill 381 specifies that the documents listed above must be mailed to post office boxes, where applicable.