

Senate Bill 1552

Sponsored by Senator GIROD (Presession filed.)

SUMMARY

The following summary is not prepared by the sponsors of the measure and is not a part of the body thereof subject to consideration by the Legislative Assembly. It is an editor's brief statement of the essential features of the measure **as introduced**. The statement includes a measure digest written in compliance with applicable readability standards.

Digest: The Act would make the county clerk let an owner know when the clerk gets a document that affects the title to the owner's real property. The Act would make an exception for documents that are turned in by real estate professionals. (Flesch Readability Score: 66.6).

Requires the county clerk to notify the owner of real property when an instrument affecting the title to the property is presented for recordation unless presented by a financial institution, an insurer or an attorney, or an employee or agent of the professional person.

Declares an emergency, effective on passage.

1 A BILL FOR AN ACT

2 Relating to the transfer of real property; and declaring an emergency.

3 **Be It Enacted by the People of the State of Oregon:**

4 **SECTION 1. Section 2 of this 2026 Act is added to and made a part of ORS 205.130 to**
5 **205.220.**

6 **SECTION 2. (1) Except as provided in subsection (2) of this section, the county clerk shall**
7 **notify the owner of record of real property upon receipt of an instrument that affects the**
8 **title to the real property and is required to be recorded under ORS 205.130 (2)(a). The notice**
9 **shall be sent to the owner's last known address in the records of the county clerk.**

10 **(2) The county clerk is not required to provide notice to the owner of record of the**
11 **property if the instrument is presented for recordation by:**

12 (a) A financial institution described in ORS 205.460 (7);
13 (b) An insurer with a certificate of authority to transact title insurance in this state;
14 (c) A licensee or associate licensee of the Oregon State Bar authorized to practice real
15 estate law in this state; or
16 (d) An employee or agent presenting the instrument on behalf of a person described in
17 paragraph (a), (b) or (c) of this subsection.

18 **(3) The county clerk may charge the person presenting an instrument that requires no-**
19 **tice under subsection (1) of this section a per-instrument fee not to exceed the lesser of:**

20 (a) \$20; or
21 (b) The actual cost to the county clerk of providing the notice.

22 **SECTION 3. This 2026 Act being necessary for the immediate preservation of the public**
23 **peace, health and safety, an emergency is declared to exist, and this 2026 Act takes effect**
24 **on its passage.**

NOTE: Matter in **boldfaced** type in an amended section is new; matter *[italic and bracketed]* is existing law to be omitted. New sections are in **boldfaced** type.