

# 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.

## A BILL FOR AN ACT

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

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

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

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

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

(a) A financial institution described in ORS 205.460 (7);

(b) An insurer with a certificate of authority to transact title insurance in this state;

(c) A licensee or associate licensee of the Oregon State Bar authorized to practice real estate law in this state; or

(d) An employee or agent presenting the instrument on behalf of a person described in paragraph (a), (b) or (c) of this subsection.

(3) The county clerk may charge the person presenting an instrument that requires notice under subsection (1) of this section a per-instrument fee not to exceed the lesser of:

(a) \$20; or

(b) The actual cost to the county clerk of providing the notice.

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