

House Bill 127 (AS PASSED HOUSE AND SENATE)

By: Representatives Lindsey of the 54<sup>th</sup> and Willard of the 49<sup>th</sup>

A BILL TO BE ENTITLED  
AN ACT

1 To amend Chapter 2 of Title 44 of the Official Code of Georgia Annotated, relating to  
2 recordation and registration of deeds and other instruments, so as to adopt the Uniform Real  
3 Property Electronic Recording Act; to provide for definitions; to provide for the validity of  
4 electronic documents; to provide for the recording of certain documents; to provide for the  
5 adoption of rules, regulations, and standardized forms; to provide for uniformity of  
6 application and construction; to provide for the relation of this Act to the federal Electronic  
7 Signatures in Global and National Commerce Act; to provide for related matters; to provide  
8 an effective date; to repeal conflicting laws; and for other purposes.

9 BE IT ENACTED BY THE GENERAL ASSEMBLY OF GEORGIA:

**SECTION 1.**

10 Chapter 2 of Title 44 of the Official Code of Georgia Annotated, relating to recordation and  
11 registration of deeds and other instruments, is amended in Article 1, relating to recording, by  
12 designating the existing matter as Part 1 and adding a new part to read as follows:  
13

"Part 2

14 44-2-35.

15 This part shall be known and may be cited as the 'Uniform Real Property Electronic  
16 Recording Act.'

17 44-2-36.

18 As used in this part, the term:

19 (1) 'Authority' means the Georgia Superior Court Clerks' Cooperative Authority  
20 established pursuant to Code Section 15-6-94.

21 (2) 'Document' means information that is:

22 (A) Inscribed on a tangible medium or that is stored in an electronic or other medium  
23 and is retrievable in perceivable form; and  
24

25 (B) Eligible to be recorded in the land records maintained by the clerk of superior  
 26 court.

27 (3) 'Electronic' means relating to technology having electrical, digital, magnetic,  
 28 wireless, optical, electromagnetic, or similar capabilities.

29 (4) 'Electronic document' means a document that is received by the clerk of superior  
 30 court in an electronic form.

31 (5) 'Electronic signature' means an electronic sound, symbol, or process attached to or  
 32 logically associated with a document and executed or adopted by a person with the intent  
 33 to sign the document.

34 (6) 'Paper document' means a document that is received by the clerk of superior court  
 35 that is not electronic.

36 (7) 'Person' means an individual, corporation, business trust, estate, trust partnership,  
 37 limited liability company, association, joint venture, public corporation, government, or  
 38 governmental subdivision, agency, or instrumentality, or any other legal or commercial  
 39 entity.

40 (8) 'State' means a state of the United States, the District of Columbia, Puerto Rico, the  
 41 United States Virgin Islands, or any territory or insular possession subject to the  
 42 jurisdiction of the United States.

43 44-2-37.

44 (a) An electronic document prepared and filed in compliance with this part shall satisfy  
 45 any requirement as a condition for recording that a document be an original, on paper or  
 46 another tangible medium, or in writing.

47 (b) An electronic signature shall satisfy any requirement as a condition for recording that  
 48 a document be signed.

49 (c) A requirement that a document or a signature associated with a document be notarized,  
 50 acknowledged, verified, witnessed, or made under oath is satisfied if the electronic  
 51 signature of the person authorized to perform that act, and all other information required  
 52 to be included by other applicable law, is attached to or logically associated with the  
 53 document or signature. A physical or electronic image of a stamp, impression, or seal need  
 54 not accompany an electronic signature.

55 44-2-38.

56 A clerk of superior court:

57 (1) Who implements any of the functions listed in this Code section shall do so in  
 58 compliance with standards established by the authority;

59 (2) May receive, index, store, archive, and transmit electronic documents;

60 (3) May provide for access to, and search and retrieval of, documents and information  
 61 by electronic means;

62 (4) Who accepts electronic documents for recording shall continue to accept for filing  
 63 paper documents as authorized by state law and shall record both electronic documents  
 64 and paper documents in the same manner as provided for by law;

65 (5) For archival purposes, may convert into electronic form paper documents accepted  
 66 for recording;

67 (6) May convert into electronic form historical documents recorded on paper;

68 (7) May accept electronically any fee or other moneys that the clerk of superior court is  
 69 authorized to collect; and

70 (8) May agree with other officials of a state or a political subdivision thereof, or of the  
 71 United States, on procedures or processes to electronically facilitate satisfaction of prior  
 72 approvals and conditions precedent to recording and on the electronic payment of  
 73 statutorily required fees and other moneys.

74 44-2-39.

75 (a) The authority shall adopt rules and regulations and any standardized forms necessary  
 76 to implement this part.

77 (b) To promote uniform standards and practices and compatibility of technology used  
 78 within offices of clerks of superior court in this state and recording offices in other states  
 79 that have enacted or may enact provisions substantially similar to those contained within  
 80 this part, the authority shall consider when adopting, amending, and repealing its rules and  
 81 regulations and any standardized forms:

82 (1) Standards and practices of other jurisdictions;

83 (2) The most recent standards promulgated by national standard-setting bodies, such as  
 84 the Property Records Industry Association;

85 (3) The views of interested persons and governmental officials and entities;

86 (4) The needs of counties of varying size, population, and resources; and

87 (5) Standards that ensure that electronic documents are accurate, authentic, adequately  
 88 preserved, and resistant to tampering.

89 44-2-39.1.

90 In applying and construing this part, consideration shall be given to the need to promote  
 91 uniformity of the law with respect to its subject matter among states that enact substantially  
 92 similar provisions.

93 44-2-39.2.

94 The provisions of this part modify, limit, and supersede the federal Electronic Signatures  
95 in Global and National Commerce Act, 15 U.S.C. Section 7001, et seq., but shall not  
96 modify, limit, or supersede Section 101(c) of that federal act, 15 U.S.C. Section 7001(c),  
97 or authorize electronic delivery of any of the notices described in Section 103(b) of that  
98 federal act, 15 U.S.C. Section 7003(b)."

99 **SECTION 2.**

100 This Act shall become effective upon its approval by the Governor or upon its becoming law  
101 without such approval.

102 **SECTION 3.**

103 All laws and parts of laws in conflict with this Act are repealed.