

TES Committee

March 16, 2024

Oklahoma City

Called to Order 9:35 am

Attendance: See attached

February Minutes Approved

Hot Topics:

Can the law firm for the probate also serve as PR? - Yes, but it can raise questions about double dipping

Unrecorded, unacknowledged contract for deed and foreclosure – how do you proceed when there has been a default by the buyer

Can the current owner of a property file an Affidavit of Surviving Joint Tenant for a prior owner – Yes

Can an HOA restrict leasing – unknown if there are any strict prohibitions on this

Is an individual condo unit that hasn't been built yet an interest in real estate – we don't know

Legislative Update

SB1617 – Municipalities and restrictive covenants

Default judgment bills not really moving

Bill allowing auctioneer to conduct partition sales (in addition to Sheriff)

Abstracting bill may be dead for this year

SB 1704 – the adverse possession bill may be stalled

SB 1956 – “junk deed” fines

HB 3159 – landowner's bill of rights has been engrossed

SB 4106 – similar bill to HB 3159

None of the documentary stamp bills seem to have any movement

HB 3318 – unfair services bill, Monica and Sara have been tracking

Bill to allow veterans to apply for homestead exemption prior to purchasing property

HB 3704 – can include certain contingencies in your real estate contract

HB 1705 – bona fide resident definition has been amended and has amended some other definitions since originally introduced

SB 2002 – bill regarding affidavit of foreign ownership, also additional bills regarding leasing of agricultural lands

SB 1920 – bill regarding real estate broker and fees

SB 1997 – sellers' duty to disclose conservation easements

HB 2978 – uniform directed trust act

Proposed Standard 17.4.2 – 1st Reading – one friendly amendment to last line correcting “transfer of death” to “transfer on death”; motion to waive second reading and accept; motion seconded and approved with one abstention

Proposed Comment B to Standard 3.2 – 1st Reading – discussion and it will be brought back for a second reading

Editing of Standards 23.1A, 23.1B, and 23.4 tabled for April

Meeting adjourned at 12:05

Title: MARCH 2024 TITLE EXAM STANDARDS PROGRAM

Course Date(s): 03/16/2024

Course Location: OKLAHOMA CITY, OK

Approved Hours: 2.50

General: 2.50

Ethics:0.00

Course Delivery: LIVE PROGRAM

NUMBER OF ATTENDEES: 21

OBA #	NAME	TEACHING	CREDITS
2744	Kraettli Epperson		2.50 G
360	Dale Astle		2.50 G
9756	John Wimbish		2.50 G
16820	Barbara Carson		2.50 G
22330	Charis Ward		2.50 G
30693	Deborah Reed		2.50 G
22178	Frank Hinton		2.50 G
4949	John Kempf		2.50 G
16003	Jeffrey Hand		2.50 G
3272	John Garvey		2.50 G
20744	Jennifer Jones		2.50 G
17077	Ralph Keen		2.50 G
22231	Matthew McDonald		2.50 G
10496	Michael Tinney		2.50 G
30642	Rhonda McLean		2.50 G
12645	Ross Dewbre		2.50 G
30713	Ryan Schaller		2.50 G
22242	Stephanie Moser		2.50 G
4386	Sarah Stuhr		2.50 G
2458	Timothy Dowd		2.50 G
30145	Tyler Larsen		2.50 G