

1-1 By: Hughes S.B. No. 885
 1-2 (In the Senate - Filed March 1, 2021; March 11, 2021, read
 1-3 first time and referred to Committee on State Affairs;
 1-4 April 14, 2021, reported adversely, with favorable Committee
 1-5 Substitute by the following vote: Yeas 9, Nays 0; April 14, 2021,
 1-6 sent to printer.)

1-7 COMMITTEE VOTE

	Yea	Nay	Absent	PNV
1-8				
1-9	X			
1-10	X			
1-11	X			
1-12	X			
1-13	X			
1-14	X			
1-15	X			
1-16	X			
1-17	X			

1-18 COMMITTEE SUBSTITUTE FOR S.B. No. 885 By: Hughes

1-19 A BILL TO BE ENTITLED
 1-20 AN ACT

1-21 relating to quitclaim deeds.
 1-22 BE IT ENACTED BY THE LEGISLATURE OF THE STATE OF TEXAS:
 1-23 SECTION 1. Section 16.025(b), Civil Practice and Remedies
 1-24 Code, is amended to read as follows:
 1-25 (b) This section does not apply to a claim based on a
 1-26 quitclaim deed, a forged deed, or a deed executed under a forged
 1-27 power of attorney.
 1-28 SECTION 2. Chapter 13, Property Code, is amended by adding
 1-29 Section 13.006 to read as follows:
 1-30 Sec. 13.006. EFFECT OF RECORDING QUITCLAIM DEED. After the
 1-31 fourth anniversary of the date a quitclaim deed for real property is
 1-32 recorded in the deed records of the county in which the real
 1-33 property is located, the quitclaim deed:
 1-34 (1) does not affect the question of the good faith of a
 1-35 subsequent purchaser or creditor; and
 1-36 (2) is not notice to a subsequent purchaser or
 1-37 creditor of any unrecorded conveyance of, transfer of, or
 1-38 encumbrance on the real property.
 1-39 SECTION 3. The change in law made by this Act applies only
 1-40 to a quitclaim deed recorded on or after the effective date of this
 1-41 Act. A quitclaim deed recorded before that date is governed by the
 1-42 law in effect immediately before the effective date of this Act, and
 1-43 that law is continued in effect for that purpose.
 1-44 SECTION 4. This Act takes effect September 1, 2021.

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