Committee on Business Affairs & Labor.

After consideration on the merits, the Committee recommends the following:

HB19-1098 be amended as follows, and as so amended, be referred to the Committee of the Whole with favorable recommendation:

1. Amend printed bill, page 2, lines 18 and 19, strike "[STATUTORY EXCEPTIONS AND]".

2. Page 3, line 9, strike "DURING" and substitute "AS TO".

3. Page 3, lines 22 and 23, strike "[STATUTORY EXCEPTIONS AND]".


5. Page 7, strike lines 14 and 15 and substitute:
   ((5)(a) A WARRANTY DEED OR SPECIAL WARRANTY DEED INTENDED TO)
   
6. Page 7, line 17, strike "MUST" and substitute "MAY".

7. Page 7, line 18, strike "AND NO OTHER TERMS OR DESCRIPTIONS." and substitute "OR INCLUDE A DIFFERENT LISTING OR DESCRIPTION OF EXCEPTIONS AS THE GRANTOR AND GRANTEE MAY AGREE.".

8. Page 7, strike lines 24 through 27 and substitute:
   "(II) ALL MATTERS THAT ARE DISCLOSED OR THAT WOULD HAVE BEEN DISCLOSED BY AN IMPROVEMENT SURVEY PLAT, AS DEFINED IN SECTION 38-51-102 (9), OF THE CONVEYED PROPERTY OR COULD".
Page 8, strike line 2 and substitute "PROPERTY AND WHICH MATTERS WERE NOT CREATED OR OTHERWISE KNOWN BY THE GRANTOR; AND".

Page 8, line 14, strike "A" and substitute "IN CONNECTION WITH THE ISSUANCE OF A POLICY OF TITLE INSURANCE, BUT SUBJECT TO THE TERMS OF THIS STATUTE, A".

Page 9, after line 1 insert:

"(3) WHEN PREPARING A DEED PURSUANT TO THIS SECTION IN WHICH THE PHRASE "SUBJECT TO STATUTORY EXCEPTIONS" IS USED, A LICENSED TITLE INSURANCE ENTITY SHALL NOT DISCLAIM, LIMIT, OR SEEK INDEMNIFICATION AGAINST LIABILITY FOR ANY NEGLIGENCE BY THE LICENSED TITLE INSURANCE ENTITY."

Renumber succeeding subsection accordingly.

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