

**SUBSTITUTE FOR
SENATE BILL NO. 1188**

A bill to amend 2010 PA 123, entitled
"Uniform real property electronic recording act,"
by amending section 5a (MCL 565.845a), as added by 2020 PA 248.

THE PEOPLE OF THE STATE OF MICHIGAN ENACT:

1 Sec. 5a. (1) During the time that this section applies, a
2 register of deeds shall accept electronic documents for recording.
3 If a register of deeds does not have the equipment to accept an
4 electronic document, the register of deeds shall accept for
5 recording a tangible copy of an electronic document properly
6 notarized under the Michigan law on notarial acts, 2003 PA 238, MCL
7 55.261 to 55.315.

8 (2) During the time that this section applies, a register of
9 deeds need only act in substantial compliance with this act and any



1 standards established by the electronic recording commission.

2 (3) During the time that this section applies, a register of
3 deeds shall deem all financial institutions and all title insurance
4 companies or their employed or contracted settlement agents as
5 covered by an agreement establishing a verified transactional
6 relationship for purposes of section 4(4). The register of deeds
7 may ask the financial institution or title insurance company for
8 verification of a notary's employment or contractual association.

9 (4) A financial institution shall accept a document or
10 electronic document recorded by a register of deeds under this
11 section.

12 (5) This section applies after April 29, 2020 and before
13 ~~January 1, 2021.~~ **July 1, 2021.**

14 Enacting section 1. This amendatory act does not take effect
15 unless all of the following bills of the 100th Legislature are
16 enacted into law:

17 (a) Senate Bill No. 1186.

18 (b) Senate Bill No. 1187.

19 (c) Senate Bill No. 1189.

