
This act summary is provided for the convenience of the public and members of the General Assembly. It is intended to provide a general summary of the act and may not be exhaustive. It has been prepared by the staff of the Office of Legislative Counsel without input from members of the General Assembly. It is not intended to aid in the interpretation of legislation or to serve as a source of legislative intent.

Act No. 171 (H.512). Land records; notarial acts; property

An act relating to modernizing land records and notarial acts law

This act adopts the Uniform Real Property Electronic Recording Act (URPERA), amends Vermont's notarial acts laws, and enacts temporary authority related to the Vermont State Archives and Records Administration (VSARA) to:

- authorize recorders to commence the practice of electronic recording of records related to real property transactions, provided that the recorder complies with Vermont's URPERA statutes and the standards and best practices adopted by VSARA
- require VSARA to conduct a study and prepare an interim and final report between 2022 and 2024 concerning the fiscal, governance, and operational sustainability of uniform approaches to the modernization of the recording of property records, regardless of format
- create a new position within VSARA that will assist recorders with compliance with VSARA's standards and best practices for electronic recording of real property records
- authorize notaries public to perform notarial acts for remotely located individuals, provided that the notary acquires a special commission endorsement from the Office of Professional Regulation and complies with the requirements of 26 V.S.A. chapter 103

Multiple effective dates, beginning on June 2, 2022