

By: Elkins

H.B. No. 2682

A BILL TO BE ENTITLED

AN ACT

relating to certain features required for electronic documents
recorded with a county clerk; authorizing a fee.

BE IT ENACTED BY THE LEGISLATURE OF THE STATE OF TEXAS:

SECTION 1. Chapter 195, Local Government Code, is amended
by adding Section 195.010 to read as follows:

Sec. 195.010. ELECTRONIC DOCUMENT FEATURES. (a) In this
section:

(1) "Extensible Markup Language" means a markup
metalanguage designed to define data elements using customized
tags, also referred to as XML.

(2) "Model 3 instrument" means an electronic document
imbedded with Extensible Markup Language data that enables the
electronic extraction of the instrument's indexing information,
including all information required to be included in the document
by applicable law or administrative rule.

(b) A county may adopt a requirement that an electronic
document filed with the county clerk must have the features of a
model 3 instrument.

(c) Notwithstanding Section 195.006, not earlier than the
first anniversary of the date a county adopts the requirement under
Subsection (b), the county clerk may charge an additional fee for
recording an electronic document that does not have all of the
features of a model 3 instrument.

1 (d) A fee under Subsection (c) may not exceed:

2 (1) \$3 for an electronic document recorded on or after
3 the first anniversary and before the second anniversary of the date
4 the county adopted the requirement; and

5 (2) \$5 for an electronic document recorded on or after
6 the second anniversary of the date the county adopted the
7 requirement.

8 SECTION 2. This Act takes effect September 1, 2015.