

2004 SESSION

INTRODUCED

046609372

HOUSE BILL NO. 229

Offered January 14, 2004

Prefiled January 7, 2004

A BILL to amend and reenact § 17.1-227 of the Code of Virginia, relating to recordation of powers of attorney.

Patron—Kilgore

Referred to Committee for Courts of Justice

Be it enacted by the General Assembly of Virginia:

1. That § 17.1-227 of the Code of Virginia is amended and reenacted as follows:

§ 17.1-227. Documents to be recorded in deed books; social security numbers.

All deeds, deeds of trust, deeds of release, certificates of satisfaction or certificates of partial satisfaction, quitclaim deeds, homestead deeds, grants, transfers and mortgages of real estate, releases of such mortgages, powers of attorney to convey real estate, leases of real estate, notices of lis pendens and all contracts in reference to real estate, which have been acknowledged as required by law, and certified copies of final judgments or decrees of partition affecting the title or possession of real estate, any part of which is situated in the county or city in which it is sought to be recorded, and all other writings relating to or affecting real estate which are authorized to be recorded, shall, unless otherwise provided, be recorded in a book to be known as the deed book. All deeds, deeds of trust, deeds of release, quitclaim deeds, grants, transfers, and mortgages of real estate or any addendum or memorandum relating to any of these instruments submitted for recordation in the deed books of the appropriate office of the clerk of court shall be prepared according to the requirements for deeds as set forth in §§ 55-48 and 55-58 and shall include the names of all grantors and grantees in the first clause of each such instrument. The clerk may refuse to accept any instrument submitted for recordation that includes a grantor's, grantee's or trustee's social security number, *except that with respect to a power of attorney, if the person offering such power of attorney for recordation authorizes the clerk to temporarily cover or conceal the social security number while the power of attorney is being recorded so that it will not appear on the recorded copy, the clerk shall accept such power of attorney for recordation.* Each instrument shall be indexed under all such names in accordance with the provisions of § 17.1-249.

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