

## 1 VIRGINIA ACTS OF ASSEMBLY — CHAPTER

2 *An Act to direct the Virginia Housing Development Authority to convene a technical advisory group to*  
3 *evaluate the prevalence of deed fraud, develop recommendations for the prevention of deed fraud, and*  
4 *develop measures to enhance protections for property owners from such crimes.*

5 [H 2396]

6 Approved

7 **Be it enacted by the General Assembly of Virginia:**

8 **1. § 1.** *That the Virginia Housing Development Authority shall convene a technical advisory group to*  
9 *evaluate the prevalence of deed fraud, including notary fraud, seller impersonation, owner impersonation,*  
10 *and fraudulent lien filing; develop recommendations for the prevention of deed fraud; and develop measures*  
11 *to enhance protections for property owners from such crimes. The Department of Housing and Community*  
12 *Development shall provide administrative or technical support to the technical advisory group as necessary.*  
13 *The technical advisory group shall identify any vulnerabilities or deficiencies that exist throughout the real*  
14 *estate transaction process and recommend policy changes to address such vulnerabilities. The technical*  
15 *advisory group shall give consideration to policy proposals, including (i) requiring identity verification*  
16 *processes by notaries, (ii) strengthening safeguards to prevent fraudulent notaries, (iii) enhancing security*  
17 *for public access to land records, (iv) providing consumer and professional education and awareness*  
18 *training, (v) granting local governments and circuit clerks authority with respect to suspected fraudulent*  
19 *documents, (vi) establishing free property alert notification systems within local land record offices, and*  
20 *(vii) establishing an alert notification system to inform notaries when documents containing a notary's name*  
21 *or registration number are submitted for recording. The technical advisory group shall consist of*  
22 *representatives from (a) the Virginia Bankers Association, (b) the Virginia Court Clerks Association, (c) the*  
23 *Community Associations Institute, (d) the Virginia Association for Commercial Real Estate, (e) the Home*  
24 *Builders Association of Virginia, (f) the Virginia Municipal League, (g) a public notary or representative*  
25 *from the Virginia Association of Notaries, (h) the Virginia Land Title Association, (i) the Virginia Mortgage*  
26 *Bankers Association, (j) Virginia Realtors, and (k) the Virginia Bar Association Real Estate Council. The*  
27 *technical advisory group shall report its findings and recommendations, including any legislative*  
28 *recommendations, to the Chairmen of the House Committee on General Laws and the Senate Committee on*  
29 *General Laws and Technology no later than November 1, 2025.*