

## **BILL ANALYSIS**

Senate Research Center  
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C.S.S.B. 1707  
By: Van de Putte  
Business & Commerce  
4/20/2001  
Committee Report (Substituted)

### **DIGEST AND PURPOSE**

C.S.S.B. 1707 amends the Insurance Code relating to title insurance area and boundary coverage.

### **RULEMAKING AUTHORITY**

Rulemaking authority is expressly granted to the commissioner of insurance in SECTION 1 (Article 9.07C, Insurance Code) of this bill.

### **SECTION BY SECTION ANALYSIS**

SECTION 1. Amends Chapter 9, Insurance Code, by adding Article 9.07C, as follows:

Art. 9.07C. AREA AND BOUNDARY COVERAGE. (a) Defines “area and boundary coverage.”

(b) Authorizes the commissioner of insurance (commissioner) to adopt rules allowing a title insurance company to accept an existing real property survey and not require a new survey when providing area and boundary coverage if the title insurance company is willing to accept evidence of an existing real property survey, and an affidavit verifying the existing survey, as prescribed by the commissioner, notwithstanding the age of the survey or the identity of the person for whom the survey was prepared.

(c) Prohibits a title insurance company from discriminating in providing area and boundary coverage in connection with residential real property solely because of certain factors.

(d) Prohibits a title insurance company from requiring an indemnity from certain persons to provide area and boundary coverage.

SECTION 2. Effective date: upon passage or September 1, 2001.

### **SUMMARY OF COMMITTEE CHANGES**

SECTION 1. Amends As Filed S.B. 1116, Chapter 9, Insurance Code, by replacing the proposed Article 9.07C, which prohibited discrimination by title insurance companies and their agents in the provision of services, with a new proposed Article 9.07C which relates to area and boundary coverage.