

WFG Underwriting Bulletin



To: All Georgia Policy Issuing Agents of WFG National Title Insurance Company
From: WFG Underwriting Department
Date: November 15, 2019
Bulletin No.: GA 2019-03
Subject: Predictable Fees – H.B. 288

*The 2019 Georgia Laws Act 231, [H.B. 288](#), has been passed by the House and Senate and is enacted to law. The “Predictable Fees” Bill, O.C.G.A. §15-6-77, et seq. will be effective January 1, 2020. After that date any of the following documents will be a flat \$25.00 per document regardless of the number of pages (subject to certain exceptions**). There will no longer be a separate charge per cross reference**

Here’s a sample list of documents and the Fee Structure:

Document	New Fee	Previous Charge
Deed of Transfer (Limited Warranty Deeds, Quitclaim Deeds, Executor’s Deeds, etc.)	\$25	\$10 first page \$2 each additional \$2 per cross reference*
Security Instrument, Modifications (e.g. Security Deed, ALR, Deed to Secure Debt)	\$25	\$10 first page \$2 each additional \$2 per cross reference*
Assignments, Cancellation, Satisfactions, Release of Security Instrument	\$25	\$5 first page \$2 each additional \$2 per cross reference*
UCC Fixture Filing, Amendments, Continuation, or Termination (county or state-wide)	\$25	\$10 first page \$2 each additional \$2 per cross reference*
Liens and Cancellation of Liens (e.g. Fifas, Lis Pendens, Hospital Lien)	\$25	\$5 first page \$2 each additional
Tax Liens and Cancellation of Tax Liens filed By the state or local government agency	NO CHANGE, REMAINS THE SAME **	\$5 first page \$2 each additional \$2 per cross reference*

Affidavit or Certificate (e.g. Scrivener's Affidavit or a Certificate of Trust)	\$25	\$10 first page \$2 each additional \$2 per cross reference*
Plat of Survey	\$10	\$7.50

Be sure to have conversations with your lender clients about the fee changes and impacts to Loan Estimates, CDs and settlement statements. Even if disclosed in 2019, if it's closing in 2020, be sure to have the correct fees for recording documents in Georgia. This will have a huge impact on cancellations if lenders are not aware of the fee change. Cancellations being sent to record after December 31, 2019 will require a \$25.00 fee per cancellation.

CDs going out near the end of December to close in January must be examined very closely and revisions made prior to the CD being released to any consumers. Be sure to collaborate with your lenders to ensure proper disclosure of the new fees.

Although the number of pages being recorded no longer needs to be counted for recording purposes, it is still necessary to count the number of pages to make sure you have all the pages, riders and legal description that are supposed to be attached to the document being recorded.

The charges for e-recording real estate documents in Georgia are not affected by [House Bill 288](#).

Please contact your local WFG underwriter with any questions or if you need any additional information.

Thanks for all that you do!

WFG Georgia Underwriting Team

NOTE: This Bulletin is for the sole purpose of establishing underwriting positions and policies reflecting WFG National Title Insurance Company's best business judgment. The information contained in this Bulletin is intended solely for the use of employees of WFG National Title Insurance Company, its title insurance agents and approved attorneys. Disclosure to any other person is expressly prohibited unless approved in writing by the WFG National Title Insurance Company's Underwriting Department.

The Agent may be held responsible for any loss sustained as a result of the failure to follow the standards set forth above.