



To: All Louisiana Policy Issuing Agents of WFG National Title Insurance Company
From: WFG Underwriting Department
Date: July 16, 2020
Bulletin No.: NB 2020-13
Subject: Changes to Louisiana Title Insurance Laws

Background

Louisiana has recently enacted legislation that will have a significant impact on how agents based outside of the state will be required to do business in the state. Among other provisions, **SB 180** requires anyone engaging in title insurance business in the state (1) to have an office located in the state suitable for conducting real closings; and (2) to employ at least one person in that office who is a state-licensed title insurance producer or who is employed by a state-licensed agency producer. The provisions of the bill do not go into effect until **January 1, 2021**. The full text of the bill can be read [here](#).

The Agent's Role

For the time being, pursuant to Article 6 of the Louisiana Code, existing title insurance producers licensed by the state prior to January 1, 2021 are likely exempt from the new provisions requiring a physical office located in the state so long as they continue to maintain their current license. There is, however, a possibility that existing license holders who obtained their licenses prior to January 1, 2021 may later be made subject to the new law when their licenses are renewed. Anyone licensed after January 1, 2021 that wishes to conduct business in Louisiana will be subject to all of the provisions of the new law. Therefore, anyone currently or planning to act as a licensed title insurance producer in Louisiana is advised to review the bill in detail with their compliance department.

Please refer any additional questions you may have regarding this subject to underwriting counsel.

Information Bulletins are designed to provide our agents with information we think will help in managing their business or just being better title professionals, but which does not rise to the level of being an underwriting mandate and are not within the scope of the agency agreement.