

# TEXAS TITLE INSURANCE WORKS

## REMOTE INK NOTARIZATION

SB 1780 (SEN. PARKER) | HB 5004 (REP. CAPRIGLIONE)



*TLTA seeks introduction and passage of a bill allowing for Remote Ink Notary (RIN) within the existing statutory Remote Online Notary (RON) framework.*

## Problem

The current Remote Online Notary (RON) statute does not accommodate the use of a Remote Ink Notary (RIN). A remote ink notarization allows a person to use a “wet ink” signature rather than an electronic signature.

## Solution

Provide for RIN notarizations within the existing RON statutory framework.

## Background

In 2019, the 85th Texas Legislature enacted legislation to allow for RON notarization with several safeguards in place including identity proofing and credential analysis (Subchapter C, Chapter 406, Texas Government Code and Title 1, Chapter 87 of the Administrative Code). RON allows for individuals to have their documents remotely notarized avoiding many inconveniences and potential difficulties formerly caused by the requirement that acknowledgments be witnessed by the notary and the signer within each other’s physical presence.

Transactions utilizing RON have proven popular and a great benefit to consumers.

During the COVID pandemic, TLTA sought a temporary accommodation in the form of a Governor’s proclamation allowing for RIN in real property transactions if certain conditions were met. This was a helpful accommodation allowing individuals to close real estate transactions without risking exposure to the COVID-19 virus. A straightforward means of providing for RIN transactions going forward is to amend the existing RON statute to allow for RIN while keeping the security framework for electronic notarizations in place.

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Texas Land Title Association

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