

Subject Changes to torrens registration system
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Date February 14, 2022

Overview

This bill makes technical and clarifying changes to the torrens title registration system.

Summary

Section	Description
1	Separate tracts; common title defects. Clarifies that this registration can apply to two or more owners where the tracts contain a common title defect that requires substantially the same evidence needed for adjudication.
2	Court administrator; filing, recording; certifying; effect. Subd. 1. Approval by examiner. Clarifies that applications for initial registration must be in a form approved by the examiner before filing with the court administrator. Subd. 2. Filing. Clarifies that the application for initial registration must be filed with the court administrator. Notes that if a survey is required it must be certified by a licensed surveyor. Requires the applicant to file the final order with the registrar of titles and the county recorder.
3	Reference to examiners; powers; reports. Makes conforming changes.
4	Petition. Makes conforming changes.
5	Contents of applications; claimants' rights, privileges. Allows persons who have an interest in land to assent in writing to its registration and waive mailed notice under this section.

Section	Description
6	Application to examiner; powers of examiner. Makes conforming changes.
7	Abstract supplied. Makes conforming changes.
8	Fees. Makes conforming changes.
9	Examination of documents. Makes conforming changes.
10	Examiner's directive; fees. Requires the examiner's directive to be recorded with the county recorder and indexed in the tract index. Clarifies that the directive may be recorded without an acknowledgement.
11	Fees. Makes clarifying changes, requires a fee be paid to the county recorder.



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