

HOUSE BILL 59

N2, N1
HB 946/13 – JUD

(PRE-FILED)

4lr0341

By: **Delegate Carr**

Requested: July 23, 2013

Introduced and read first time: January 8, 2014

Assigned to: Judiciary

A BILL ENTITLED

1 AN ACT concerning

2 **Maryland Uniform Real Property Transfer-on-Death (TOD) Act**

3 FOR the purpose of establishing the Maryland Uniform Real Property
4 Transfer-on-Death (TOD) Act; providing for the construction of this Act;
5 authorizing an individual to transfer certain property to one or more
6 beneficiaries effective at the transferor's death by a transfer-on-death deed;
7 establishing that a transfer-on-death deed is revocable and nontestamentary;
8 providing that the capacity required to make or revoke a transfer-on-death
9 deed is the same as that required to make a will; establishing the requirements
10 of a transfer-on-death deed; providing that notice, delivery, acceptance, or
11 consideration are not required for a transfer-on-death deed; providing for the
12 revocation of a transfer-on-death deed; providing for the effect of a
13 transfer-on-death deed during the life of the transferor; providing for the effect
14 of a transfer-on-death deed at the death of the transferor; authorizing a
15 beneficiary to make a certain disclaimer; providing for certain creditor claims
16 and statutory allowances; providing for the application of this Act; providing for
17 the citation of this Act; providing certain statutory forms that may be used to
18 create a transfer-on-death deed and a revocation of a transfer-on-death deed;
19 defining certain terms; and generally relating to transferring real estate on
20 death.

21 BY adding to

22 Article – Estates and Trusts

23 Section 18-101 through 18-202 to be under the new title “Title 18. Maryland
24 Uniform Real Property Transfer-on-Death (TOD) Act”

25 Annotated Code of Maryland

26 (2011 Replacement Volume and 2013 Supplement)

27 SECTION 1. BE IT ENACTED BY THE GENERAL ASSEMBLY OF
28 MARYLAND, That the Laws of Maryland read as follows:

EXPLANATION: CAPITALS INDICATE MATTER ADDED TO EXISTING LAW.

[Brackets] indicate matter deleted from existing law.



1 Article – Estates and Trusts

2 TITLE 18. MARYLAND UNIFORM REAL PROPERTY TRANSFER-ON-DEATH
3 (TOD) ACT.

4 SUBTITLE 1. GENERAL PROVISIONS.

5 18-101.

6 (A) IN THIS TITLE THE FOLLOWING WORDS HAVE THE MEANINGS
7 INDICATED UNLESS THE CONTEXT OTHERWISE REQUIRES.

8 (B) “BENEFICIARY” MEANS A PERSON THAT RECEIVES PROPERTY
9 UNDER A TRANSFER-ON-DEATH DEED.

10 (C) “DESIGNATED BENEFICIARY” MEANS A PERSON DESIGNATED TO
11 RECEIVE PROPERTY UNDER A TRANSFER-ON-DEATH DEED.

12 (D) (1) “JOINT OWNER” MEANS AN INDIVIDUAL WHO OWNS
13 PROPERTY CONCURRENTLY WITH ONE OR MORE OTHER INDIVIDUALS WITH A
14 RIGHT OF SURVIVORSHIP.

15 (2) “JOINT OWNER” INCLUDES A JOINT TENANT AND TENANT BY
16 THE ENTIRETY.

17 (3) “JOINT OWNER” DOES NOT INCLUDE A TENANT IN COMMON
18 OR OWNER OF COMMUNITY PROPERTY WITHOUT A RIGHT OF SURVIVORSHIP.

19 (E) “PROPERTY” MEANS AN INTEREST IN REAL PROPERTY LOCATED IN
20 THE STATE THAT IS TRANSFERABLE ON THE DEATH OF THE OWNER.

21 (F) “TRANSFER-ON-DEATH DEED” MEANS A DEED AUTHORIZED UNDER
22 THIS TITLE.

23 (G) “TRANSFEROR” MEANS AN INDIVIDUAL WHO MAKES A
24 TRANSFER-ON-DEATH DEED.

25 18-102.

26 THIS TITLE DOES NOT AFFECT ANY METHOD OF TRANSFERRING
27 PROPERTY OTHERWISE ALLOWED UNDER THE LAW OF THE STATE.

28 18-103.

1 AN INDIVIDUAL MAY TRANSFER PROPERTY TO ONE OR MORE
2 BENEFICIARIES EFFECTIVE AT THE DEATH OF THE TRANSFEROR BY A
3 TRANSFER-ON-DEATH DEED.

4 18-104.

5 A TRANSFER-ON-DEATH DEED IS REVOCABLE EVEN IF THE DEED OR
6 ANOTHER INSTRUMENT CONTAINS A CONTRARY PROVISION.

7 18-105.

8 A TRANSFER-ON-DEATH DEED IS NONTESTAMENTARY.

9 18-106.

10 THE CAPACITY REQUIRED TO MAKE OR REVOKE A TRANSFER-ON-DEATH
11 DEED IS THE SAME AS THE CAPACITY REQUIRED TO MAKE A WILL.

12 18-107.

13 A TRANSFER-ON-DEATH DEED SHALL:

14 (1) EXCEPT AS OTHERWISE PROVIDED IN ITEM (2) OF THIS
15 SECTION, CONTAIN THE ESSENTIAL ELEMENTS AND FORMALITIES OF A
16 PROPERLY RECORDABLE INTER VIVOS DEED;

17 (2) STATE THAT THE TRANSFER TO THE DESIGNATED
18 BENEFICIARY IS TO OCCUR AT THE DEATH OF THE TRANSFEROR; AND

19 (3) BE RECORDED BEFORE THE DEATH OF THE TRANSFEROR IN
20 THE PUBLIC RECORDS IN THE OFFICE OF THE CLERK FOR THE CIRCUIT COURT
21 FOR THE COUNTY WHERE THE PROPERTY IS LOCATED.

22 18-108.

23 A TRANSFER-ON-DEATH DEED IS EFFECTIVE WITHOUT:

24 (1) NOTICE OR DELIVERY TO OR ACCEPTANCE BY THE
25 DESIGNATED BENEFICIARY DURING THE LIFE OF THE TRANSFEROR; OR

26 (2) CONSIDERATION.

1 **18-109.**

2 (A) THIS SECTION DOES NOT LIMIT THE EFFECT OF AN INTER VIVOS
3 TRANSFER OF THE PROPERTY.

4 (B) SUBJECT TO SUBSECTION (C) OF THIS SECTION, AN INSTRUMENT IS
5 EFFECTIVE TO REVOKE A RECORDED TRANSFER-ON-DEATH DEED, OR ANY
6 PART OF THE DEED, ONLY IF THE INSTRUMENT:

7 (1) IS ONE OF THE FOLLOWING:

8 (I) A TRANSFER-ON-DEATH DEED THAT REVOKES THE
9 DEED OR PART OF THE DEED EXPRESSLY OR BY INCONSISTENCY;

10 (II) AN INSTRUMENT OF REVOCATION THAT EXPRESSLY
11 REVOKES THE DEED OR PART OF THE DEED; OR

12 (III) AN INTER VIVOS DEED THAT EXPRESSLY REVOKES THE
13 TRANSFER-ON-DEATH DEED OR PART OF THE DEED; AND

14 (2) IS ACKNOWLEDGED BY THE TRANSFEROR AFTER THE
15 ACKNOWLEDGMENT OF THE DEED BEING REVOKED AND RECORDED BEFORE
16 THE DEATH OF THE TRANSFEROR IN THE PUBLIC RECORDS IN THE OFFICE OF
17 THE CLERK OF THE CIRCUIT COURT FOR THE COUNTY WHERE THE DEED IS
18 RECORDED.

19 (C) IF A TRANSFER-ON-DEATH DEED IS MADE BY MORE THAN ONE
20 TRANSFEROR:

21 (1) REVOCATION BY A TRANSFEROR DOES NOT AFFECT THE DEED
22 AS TO THE INTEREST OF ANOTHER TRANSFEROR; AND

23 (2) A DEED OF JOINT OWNERS IS REVOKED ONLY IF THE DEED IS
24 REVOKED BY ALL OF THE LIVING JOINT OWNERS.

25 (D) AFTER A TRANSFER-ON-DEATH DEED IS RECORDED, THE DEED MAY
26 NOT BE REVOKED BY A REVOCATORY ACT ON THE DEED.

27 **18-110.**

28 DURING THE LIFE OF A TRANSFEROR, A TRANSFER-ON-DEATH DEED
29 DOES NOT:

1 **(1) AFFECT AN INTEREST OR RIGHT OF THE TRANSFEROR OR**
2 **ANOTHER OWNER, INCLUDING THE RIGHT TO TRANSFER OR ENCUMBER THE**
3 **PROPERTY;**

4 **(2) AFFECT AN INTEREST OR RIGHT OF A TRANSFEREE, EVEN IF**
5 **THE TRANSFEREE HAS ACTUAL OR CONSTRUCTIVE NOTICE OF THE DEED;**

6 **(3) AFFECT AN INTEREST OR RIGHT OF A SECURED OR**
7 **UNSECURED CREDITOR OR FUTURE CREDITOR OF THE TRANSFEROR, EVEN IF**
8 **THE CREDITOR HAS ACTUAL OR CONSTRUCTIVE NOTICE OF THE DEED;**

9 **(4) AFFECT THE ELIGIBILITY OF THE TRANSFEROR OR**
10 **DESIGNATED BENEFICIARY FOR A FORM OF PUBLIC ASSISTANCE;**

11 **(5) CREATE A LEGAL OR EQUITABLE INTEREST IN FAVOR OF THE**
12 **DESIGNATED BENEFICIARY; OR**

13 **(6) SUBJECT THE PROPERTY TO CLAIMS OF OR PROCESS BY A**
14 **CREDITOR OF THE DESIGNATED BENEFICIARY.**

15 **18-111.**

16 **(A) EXCEPT AS OTHERWISE PROVIDED IN THE TRANSFER-ON-DEATH**
17 **DEED OR IN THIS SECTION, ON THE DEATH OF THE TRANSFEROR, THE**
18 **FOLLOWING RULES APPLY TO PROPERTY THAT IS THE SUBJECT OF A**
19 **TRANSFER-ON-DEATH DEED AND OWNED BY THE TRANSFEROR AT DEATH:**

20 **(1) SUBJECT TO PARAGRAPH (2) OF THIS SUBSECTION, THE**
21 **INTEREST IN THE PROPERTY IS TRANSFERRED TO THE DESIGNATED**
22 **BENEFICIARY IN ACCORDANCE WITH THE DEED.**

23 **(2) (I) THE INTEREST OF A DESIGNATED BENEFICIARY IS**
24 **CONTINGENT ON THE DESIGNATED BENEFICIARY SURVIVING THE TRANSFEROR.**

25 **(II) THE INTEREST OF A DESIGNATED BENEFICIARY THAT**
26 **FAILS TO SURVIVE THE TRANSFEROR LAPSES.**

27 **(3) SUBJECT TO PARAGRAPH (4) OF THIS SUBSECTION,**
28 **CONCURRENT INTERESTS ARE TRANSFERRED TO THE BENEFICIARIES IN EQUAL**
29 **AND UNDIVIDED SHARES WITH NO RIGHT OF SURVIVORSHIP.**

30 **(4) IF THE TRANSFEROR HAS IDENTIFIED TWO OR MORE**
31 **DESIGNATED BENEFICIARIES TO RECEIVE CONCURRENT INTERESTS IN THE**

1 PROPERTY, THE SHARE OF ONE THAT LAPSES OR FAILS FOR ANY REASON IS
2 TRANSFERRED TO THE OTHER, OR TO THE OTHERS IN PROPORTION TO THE
3 INTEREST OF EACH IN THE REMAINING PART OF THE PROPERTY HELD
4 CONCURRENTLY.

5 (B) (1) SUBJECT TO TITLE 3 OF THE REAL PROPERTY ARTICLE, A
6 BENEFICIARY TAKES THE PROPERTY SUBJECT TO ALL CONVEYANCES,
7 ENCUMBRANCES, ASSIGNMENTS, CONTRACTS, MORTGAGES, LIENS, AND OTHER
8 INTERESTS TO WHICH THE PROPERTY IS SUBJECT AT THE DEATH OF THE
9 TRANSFEROR.

10 (2) FOR PURPOSES OF THIS SUBSECTION AND TITLE 3 OF THE
11 REAL PROPERTY ARTICLE, THE RECORDING OF THE TRANSFER-ON-DEATH
12 DEED IS DEEMED TO HAVE OCCURRED AT THE DEATH OF THE TRANSFEROR.

13 (C) A TRANSFER-ON-DEATH DEED IS EFFECTIVE IF THE TRANSFEROR
14 IS A JOINT OWNER AND IS:

15 (1) SURVIVED BY ONE OR MORE OTHER JOINT OWNERS, AND THE
16 PROPERTY THAT IS THE SUBJECT OF A TRANSFER-ON-DEATH DEED BELONGS
17 TO THE SURVIVING JOINT OWNER OR OWNERS WITH RIGHT OF SURVIVORSHIP;
18 OR

19 (2) THE LAST SURVIVING JOINT OWNER.

20 (D) A TRANSFER-ON-DEATH DEED TRANSFERS PROPERTY WITHOUT
21 COVENANT OR WARRANTY OF TITLE EVEN IF THE DEED CONTAINS A CONTRARY
22 PROVISION.

23 18-112.

24 A BENEFICIARY MAY DISCLAIM ALL OR PART OF THE INTEREST OF THE
25 BENEFICIARY AS PROVIDED UNDER TITLE 9, SUBTITLE 2 OF THIS ARTICLE.

26 18-113.

27 (A) TO THE EXTENT THE PROBATE ESTATE OF THE TRANSFEROR IS
28 INSUFFICIENT TO SATISFY AN ALLOWED CLAIM AGAINST THE ESTATE OR A
29 STATUTORY ALLOWANCE TO A SURVIVING SPOUSE OR CHILD, THE ESTATE MAY
30 ENFORCE THE LIABILITY AGAINST PROPERTY TRANSFERRED AT THE DEATH OF
31 THE TRANSFEROR BY A TRANSFER-ON-DEATH DEED.

1 **(B) IF MORE THAN ONE PROPERTY IS TRANSFERRED BY ONE OR MORE**
2 **TRANSFER-ON-DEATH DEEDS, THE LIABILITY UNDER SUBSECTION (A) OF THIS**
3 **SECTION IS APPORTIONED AMONG THE PROPERTIES IN PROPORTION TO THEIR**
4 **NET VALUES AT THE DEATH OF THE TRANSFEROR.**

5 **(C) A PROCEEDING TO ENFORCE THE LIABILITY UNDER THIS SECTION**
6 **SHALL BE COMMENCED NOT LATER THAN 6 MONTHS AFTER THE DEATH OF THE**
7 **TRANSFEROR.**

8 **18-114.**

9 **IN APPLYING AND CONSTRUING THIS TITLE, A UNIFORM ACT,**
10 **CONSIDERATION SHALL BE GIVEN TO THE NEED TO PROMOTE UNIFORMITY OF**
11 **THE LAW WITH RESPECT TO THE SUBJECT MATTER OF THE TITLE AMONG THE**
12 **STATES THAT ENACT THE UNIFORM ACT.**

13 **18-115.**

14 **THIS TITLE MODIFIES, LIMITS, AND SUPERSEDES THE FEDERAL**
15 **ELECTRONIC SIGNATURES IN GLOBAL AND NATIONAL COMMERCE ACT, 15**
16 **U.S.C. SECTION 7001, ET SEQ., BUT DOES NOT MODIFY, LIMIT, OR SUPERSEDE**
17 **SECTION 101(C) OF THAT ACT, 15 U.S.C. SECTION 7001(C), OR AUTHORIZE**
18 **ELECTRONIC DELIVERY OF THE NOTICES DESCRIBED IN SECTION 103(B) OF**
19 **THAT ACT, 15 U.S.C. SECTION 7003(B).**

20 **18-116.**

21 **THIS TITLE MAY BE CITED AS THE MARYLAND UNIFORM REAL PROPERTY**
22 **TRANSFER-ON-DEATH (TOD) ACT.**

23 **SUBTITLE 2. STATUTORY FORMS.**

24 **18-201.**

25 **A DOCUMENT SUBSTANTIALLY IN THE FOLLOWING FORM MAY BE USED TO**
26 **CREATE A STATUTORY FORM TRANSFER-ON-DEATH DEED THAT HAS THE**
27 **MEANING AND EFFECT PRESCRIBED BY THIS TITLE:**

28 **(FRONT OF FORM)**

29 **“REVOCABLE TRANSFER-ON-DEATH DEED**

30 **NOTICE TO OWNER**

1 **YOU SHOULD CAREFULLY READ ALL INFORMATION ON THE OTHER SIDE**
2 **OF THIS FORM. YOU MAY WANT TO CONSULT A LAWYER BEFORE**
3 **USING THIS FORM.**

4 **THIS FORM MUST BE RECORDED BEFORE YOUR DEATH, OR IT WILL NOT BE**
5 **EFFECTIVE.**

6 **IDENTIFYING INFORMATION**

7 **OWNER OR OWNERS MAKING THIS DEED:**

8 _____	_____
9 PRINTED NAME	MAILING ADDRESS

10 _____	_____
11 PRINTED NAME	MAILING ADDRESS

12 **LEGAL DESCRIPTION OF THE PROPERTY:**

13 _____

14 **PRIMARY BENEFICIARY**

15 **I DESIGNATE THE FOLLOWING BENEFICIARY IF THE BENEFICIARY**
16 **SURVIVES ME.**

17 _____	_____
18 PRINTED NAME	MAILING ADDRESS, IF AVAILABLE

19 **ALTERNATE BENEFICIARY – OPTIONAL**

20 **IF MY PRIMARY BENEFICIARY DOES NOT SURVIVE ME, I DESIGNATE THE**
21 **FOLLOWING ALTERNATE BENEFICIARY IF THE ALTERNATE BENEFICIARY**
22 **SURVIVES ME.**

23 _____	_____
24 PRINTED NAME	MAILING ADDRESS, IF AVAILABLE

25 **TRANSFER ON DEATH**

26 **AT MY DEATH, I TRANSFER MY INTEREST IN THE DESCRIBED PROPERTY**
27 **TO THE BENEFICIARIES AS DESIGNATED ABOVE.**

1 COUNTY WHERE THE PROPERTY IS LOCATED. IF YOU ARE NOT ABSOLUTELY
2 SURE, CONSULT A LAWYER.

3 CAN I CHANGE MY MIND BEFORE I RECORD THE TOD DEED?
4 YES. IF YOU HAVE NOT YET RECORDED THE DEED AND WANT TO CHANGE YOUR
5 MIND, SIMPLY TEAR UP OR OTHERWISE DESTROY THE DEED.

6 HOW DO I "RECORD" THE TOD DEED? TAKE THE COMPLETED AND
7 ACKNOWLEDGED FORM TO THE OFFICE OF THE CLERK OF THE CIRCUIT COURT
8 FOR THE COUNTY WHERE THE PROPERTY IS LOCATED. FOLLOW THE
9 INSTRUCTIONS GIVEN BY THE CLERK OF THE CIRCUIT COURT TO MAKE THE
10 FORM PART OF THE OFFICIAL PROPERTY RECORDS.

11 IF THE PROPERTY IS IN MORE THAN ONE COUNTY, YOU SHOULD RECORD
12 THE DEED IN EACH COUNTY.

13 CAN I LATER REVOKE THE TOD DEED IF I CHANGE MY MIND?
14 YES. YOU CAN REVOKE THE TOD DEED. NO ONE, INCLUDING THE
15 BENEFICIARIES, CAN PREVENT YOU FROM REVOKING THE DEED.

16 HOW DO I REVOKE THE TOD DEED AFTER IT IS RECORDED?
17 THERE ARE THREE WAYS TO REVOKE A RECORDED TOD DEED: (1) COMPLETE
18 AND ACKNOWLEDGE A REVOCATION FORM AND RECORD IT IN EACH COUNTY
19 WHERE THE PROPERTY IS LOCATED. (2) COMPLETE AND ACKNOWLEDGE A NEW
20 TOD DEED THAT DISPOSES OF THE SAME PROPERTY AND RECORD IT IN EACH
21 COUNTY WHERE THE PROPERTY IS LOCATED. (3) TRANSFER THE PROPERTY TO
22 SOMEONE ELSE DURING YOUR LIFETIME BY A RECORDED DEED THAT
23 EXPRESSLY REVOKES THE TOD DEED. YOU MAY NOT REVOKE THE TOD DEED
24 BY WILL.

25 I AM BEING PRESSURED TO COMPLETE THIS FORM. WHAT
26 SHOULD I DO? DO NOT COMPLETE THIS FORM UNDER PRESSURE. SEEK HELP
27 FROM A TRUSTED FAMILY MEMBER, FRIEND, OR LAWYER.

28 DO I NEED TO TELL THE BENEFICIARIES ABOUT THE TOD
29 DEED? NO, BUT IT IS RECOMMENDED. SECRECY CAN CAUSE LATER
30 COMPLICATIONS AND MIGHT MAKE IT EASIER FOR OTHERS TO COMMIT FRAUD.

31 I HAVE OTHER QUESTIONS ABOUT THIS FORM. WHAT
32 SHOULD I DO? THIS FORM IS DESIGNED TO FIT SOME BUT NOT ALL
33 SITUATIONS. IF YOU HAVE OTHER QUESTIONS, CONSULT A QUALIFIED
34 LAWYER."

1 18-202.

2 A DOCUMENT SUBSTANTIALLY IN THE FOLLOWING FORM MAY BE USED TO
3 CREATE A STATUTORY FORM REVOCATION OF TRANSFER-ON-DEATH DEED
4 THAT HAS THE MEANING AND EFFECT PRESCRIBED BY THIS TITLE:

5 (FRONT OF FORM)

6 "REVOCATION OF TRANSFER-ON-DEATH DEED

7 NOTICE TO OWNER

8 THIS REVOCATION MUST BE RECORDED BEFORE YOU DIE OR IT WILL NOT
9 BE EFFECTIVE. THIS REVOCATION IS EFFECTIVE ONLY AS TO THE INTERESTS IN
10 THE PROPERTY OF OWNERS WHO SIGN THIS REVOCATION.

11 IDENTIFYING INFORMATION

12 OWNER OR OWNERS OF PROPERTY MAKING THIS REVOCATION:

13 _____
14 PRINTED NAME MAILING ADDRESS

15 _____
16 PRINTED NAME MAILING ADDRESS

17 LEGAL DESCRIPTION OF THE PROPERTY:

18 _____

19 REVOCATION

20 I REVOKE ALL MY PREVIOUS TRANSFERS OF THIS PROPERTY BY
21 TRANSFER-ON-DEATH DEED.

22 SIGNATURE OF OWNER OR OWNERS MAKING THIS REVOCATION

23 _____ (SEAL) _____
24 SIGNATURE DATE

25 _____ (SEAL) _____
26 SIGNATURE DATE

1 **ACKNOWLEDGMENT**

2 **(INSERT ACKNOWLEDGMENT HERE)”**

3 **(BACK OF FORM)**

4 **“COMMON QUESTIONS ABOUT THE USE OF THIS FORM**

5 **HOW DO I USE THIS FORM TO REVOKE A**
6 **TRANSFER-ON-DEATH (TOD) DEED? COMPLETE THIS FORM. HAVE IT**
7 **ACKNOWLEDGED BEFORE A NOTARY PUBLIC OR OTHER INDIVIDUAL**
8 **AUTHORIZED TO TAKE ACKNOWLEDGMENTS. RECORD THE FORM IN THE PUBLIC**
9 **RECORDS IN THE OFFICE OF THE COUNTY RECORDER OF DEEDS OF EACH**
10 **COUNTY WHERE THE PROPERTY IS LOCATED. THE FORM MUST BE**
11 **ACKNOWLEDGED AND RECORDED BEFORE YOUR DEATH OR IT HAS NO EFFECT.**

12 **HOW DO I FIND THE “LEGAL DESCRIPTION” OF THE**
13 **PROPERTY? THIS INFORMATION MAY BE ON THE TOD DEED. IT MAY ALSO BE**
14 **AVAILABLE IN THE OFFICE OF THE COUNTY RECORDER OF DEEDS FOR THE**
15 **COUNTY WHERE THE PROPERTY IS LOCATED. IF YOU ARE NOT ABSOLUTELY**
16 **SURE, CONSULT A LAWYER.**

17 **HOW DO I “RECORD” THE FORM? TAKE THE COMPLETED AND**
18 **ACKNOWLEDGED FORM TO THE OFFICE OF THE COUNTY RECORDER OF DEEDS**
19 **OF THE COUNTY WHERE THE PROPERTY IS LOCATED. FOLLOW THE**
20 **INSTRUCTIONS GIVEN BY THE COUNTY RECORDER TO MAKE THE FORM PART OF**
21 **THE OFFICIAL PROPERTY RECORDS. IF THE PROPERTY IS LOCATED IN MORE**
22 **THAN ONE COUNTY, YOU SHOULD RECORD THE FORM IN EACH OF THOSE**
23 **COUNTIES.**

24 **I AM BEING PRESSURED TO COMPLETE THIS FORM. WHAT**
25 **SHOULD I DO? DO NOT COMPLETE THIS FORM UNDER PRESSURE. SEEK HELP**
26 **FROM A TRUSTED FAMILY MEMBER, FRIEND, OR LAWYER.**

27 **I HAVE OTHER QUESTIONS ABOUT THIS FORM. WHAT**
28 **SHOULD I DO? THIS FORM IS DESIGNED TO FIT SOME BUT NOT ALL**
29 **SITUATIONS. IF YOU HAVE OTHER QUESTIONS, CONSULT A QUALIFIED**
30 **LAWYER.”.**

31 **SECTION 2. AND BE IT FURTHER ENACTED,** That this Act shall be
32 **construed to apply only to a transfer-on-death deed made before, on, or after the**
33 **effective date of this Act by a transferor dying on or after the effective date of this Act.**

1 SECTION 3. AND BE IT FURTHER ENACTED, That this Act shall take effect
2 October 1, 2014.