

ASSEMBLY, No. 2072

STATE OF NEW JERSEY

222nd LEGISLATURE

PRE-FILED FOR INTRODUCTION IN THE 2026 SESSION

Sponsored by:

Assemblywoman LINDA S. CARTER

District 22 (Somerset and Union)

Assemblywoman ANNETTE QUIJANO

District 20 (Union)

Assemblywoman MITCHELLE DRULIS

District 16 (Hunterdon, Mercer, Middlesex and Somerset)

Co-Sponsored by:

Assemblywoman Reynolds-Jackson, Assemblyman Karabinchak and

Assemblywoman Peterpaul

SYNOPSIS

Enhances protections against fraudulent deed recordings.

CURRENT VERSION OF TEXT

As reported by the Assembly Housing Committee with technical review.



(Sponsorship Updated As Of: 10/15/2026)

1 AN ACT enhancing protections against fraudulent deed recordings,
2 designated the "Property Owner's Protection Act," and amending
3 and supplementing P.L.1968, c.49.
4

5 **BE IT ENACTED** *by the Senate and General Assembly of the State*
6 *of New Jersey:*
7

8 1. Section 2 of P.L.1968, c.49 (C.46:15-6) is amended to read
9 as follows:

10 2. In addition to other prerequisites for recording, no deed
11 evidencing transfer of title to real property shall be recorded in the
12 office of any county recording officer unless it satisfies the
13 following requirements:

14 a. If the transfer is subject to any fee established under section
15 3 of P.L.1968, c.49 (C.46:15-7) or section 2 of P.L.2003, c.113
16 (C.46:15-7.1), a statement of the true consideration for the transfer
17 shall be contained in the deed, the acknowledgment, the proof of the
18 execution, or an appended affidavit by one of the parties to the deed
19 or that party's legal representative.

20 b. If the transfer is exempt from any fee established under
21 section 3 of P.L.1968, c.49 (C.46:15-7) or section 2 of P.L.2003,
22 c.113 (C.46:15-7.1), an affidavit stating the basis for the exemption
23 shall be appended to the deed.

24 c. If the transfer is of real property upon which there is new
25 construction, the words "NEW CONSTRUCTION" in upper case
26 lettering shall be printed clearly at the top of the first page of the
27 deed, and an affidavit by the grantor stating that the transfer is of
28 property upon which there is new construction shall be appended to
29 the deed.

30 d. Any party or other person submitting a deed for recordation
31 shall submit an affidavit of title.

32 e. (1) The county recording officer shall notify the transferor
33 of the recording.

34 (2) The county recording officer shall collect an additional fee
35 of \$2 per deed recording to offset the costs of notification.

36 (cf: P.L.2004, c.66, s.2)
37

38 2. (New section) In order to aid in the effectuation of the
39 notification requirement under subsection e. of section 2 of
40 P.L.1968, c.49 (C.46:15-6), the county recording office shall allow
41 a property owner to submit information on his or her preferred
42 mailing address, or e-mail address, or both, through which to be
43 notified of a deed recording. The county recording officer shall
44 retain the contact information along with the deed.
45

46 3. This act shall take effect on the first day of the third month
47 next following enactment.

EXPLANATION – Matter enclosed in bold-faced brackets **[thus]** in the above bill is
not enacted and is intended to be omitted in the law.

Matter underlined thus is new matter.