

## SENATE BILL NO. 269

INTRODUCED BY L. LARSON

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4 A BILL FOR AN ACT ENTITLED: "AN ACT REVISING STANDARDS FOR RECORDED DOCUMENTS;  
5 AMENDING SECTION 7-4-2636, MCA; AND PROVIDING AN IMMEDIATE EFFECTIVE DATE."  
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7 BE IT ENACTED BY THE LEGISLATURE OF THE STATE OF MONTANA:  
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9 **Section 1.** Section 7-4-2636, MCA, is amended to read:

10 **"7-4-2636. Standards for recorded documents -- exemptions.** (1) Unless accompanied by the  
11 appropriate fee required in 7-4-2637, a document submitted for recording that conveys an interest in real property  
12 must:

13 (a) be legibly printed or typed in black ink in at least 10-point typeface, ~~not including the signature,~~ on  
14 white paper of not less than 20-pound weight, each page of which must be separated and have dimensions of  
15 either 8 1/2 x 11 inches or 8 1/2 x 14 inches;

16 (b) provide the names of the parties to the conveyance on the first or second page of any document with  
17 more than one page;

18 (c) provide a description of the property;

19 (d) have all signatures, initials, dates, handwriting, or notary stamps in blue or black ink;

20 ~~(d)(e)~~ except as provided in subsection (1)(f) and except for page numbers or other designations,  
21 have margins that are clear of all markings in the following dimensions:

22 (i) at least 3 inches at the top of the first page and at least 1 inch at the top of the second and any  
23 subsequent pages; ~~and~~

24 (ii) at least 1 inch on the ~~sides and~~ bottom of each page;

25 (iii) at least 1/2 inch on the sides of each page; and

26 ~~(e)(f)~~ include the name and mailing address of the person to whom the document is to be returned in the  
27 margin in the upper left-hand corner of the first page within the 3-inch top margin and between the 1/2-inch side  
28 margins of each document submitted and may include legibly printed or typed transactional information.

29 (2) Unless accompanied by the fee required in 7-4-2637, all other documents submitted for recording  
30 must meet the requirements of subsections (1)(a), ~~(1)(d)~~ (1)(e), and ~~(1)(e)~~ (1)(f).

1           (3) (a) Except as provided in subsection (3)(b), only documents submitted for recording and filing that  
2 conform to the provisions of subsection (1) or (2) are considered standard documents for the purposes of  
3 7-4-2637.

4           (b) Documents that are acknowledged as having been executed prior to ~~July 1, 2005~~, [the effective date  
5 of this act] must be accepted for recording and considered standard documents, regardless of whether they  
6 conform to the provisions of subsection (1) or (2).

7           (4) (a) An acknowledgment by a non-Montana notary is exempt from the color, typeface, and font  
8 requirements of this section.

9           (b) An officially certified court or other government document, whether from an in-state or out-of-state  
10 office, is exempt from the provisions of this section."

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12           NEW SECTION. Section 2. Effective date. [This act] is effective on passage and approval.

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