



# SUPERIOR COURT CLERKS OF GEORGIA

## House Bill 974 Filing Requirements

House Bill 974 passed on April 4th, 2022 and was signed into law by Governor Kemp on May 2nd, 2022.

### Effective Date

HB 974 has an effective date of July 1, 2023.

However, filers are urged to adopt these requirements as soon as possible.

### Security Deed

#### Page 1: Required Data

The below data elements are now required on the first page of all security deeds.

#### BASIC INFO:

- (1) The date of the document
- (2) The names of the signatories of the document
- (3) The grantee's mailing address
- (4) Map and parcel identification information, if applicable
- (5) The original loan amount or the amount of any outstanding principal and additional advance pursuant to a loan modification
- (6) The initial maturity date or dates for such debt

#### INTANGIBLE TAX INFORMATION:

- (7) The amount, if any, of the intangible recording tax imposed on such deed to secure debt
- (8) The amount, if any, of the intangible recording tax imposed for an additional advance pursuant to a security deed modification agreement or other additional advance secured by a security deed
- (9) If no intangible tax is imposed, a citation to the authority providing for an exemption of such tax

### Fannie & Freddie

Title companies preparing their closing documents will build the new Georgia requirements into their software. This information can be added "above the line" on the first page of a Georgia Security Deed as part of that process. Fannie Mae, Freddie Mac, and FHFA will not need to change anything related to their forms for this.