



State of Utah
 SPENCER J. COX
 Governor

DEIDRE M. HENDERSON
 Lieutenant Governor

Insurance Department

JONATHAN T. PIKE
 Insurance Commissioner

Title & Escrow Commission Meeting (<https://insurance.utah.gov/licensee/title/tec>)

Date: **May 13, 2024**

Time: **10:00 AM**

Place: **In Person**
 Taylorsville SOB
 4315 S. 2700 W.
 Flaming Gorge Room
 Taylorsville, UT 84129

Virtual
 Google Meet

ATTENDEES

TITLE & ESCROW COMMISSION

xChair, Kim Holbrook (<i>Insurer, Davis County</i>)	xNathan Sprague (<i>Insurer, Utah County</i>)
xVice Chair, Jeff Mathews (<i>Public, Morgan County</i>)	xTina Williams (<i>Agency, Juab County</i>)
xKevin Parke (<i>Agency, Salt Lake County</i>)	
xJon Pike, <i>Insurance Commissioner</i>	xReed Stringham, <i>Deputy Comm.</i>
xTracy Klausmeier, <i>P&C Dir.</i>	Kelly Christensen, <i>P&C Asst. Dir.</i>
xSteve Gooch, <i>PIO Recorder</i>	

REAL ESTATE COMMISSION

xMarie McClelland (<i>Chair</i>)	xRick Southwick (<i>Commissioner</i>)
xAndrea Wilson (<i>Vice Chair</i>)	Randy Smith (<i>Commissioner</i>)
Jim Bringham (<i>Commissioner</i>)	
xLeigh Veillette, <i>Real Estate Division Director</i>	xMaelynn Valentine, <i>Board Secretary</i>
xKadee Wright, <i>Chief Investigator</i>	xJustin Barney, <i>Hearing Officer/Records Manager</i>
xAdam Martin, <i>Investigator</i>	

PUBLIC

Steven Troop	Andy Bryner	Creed Stephenson
James Seaman	Jessica Goodman	Kirk Smith
Nikki Gonzalez	Trevor Mooney	Randy Jones
Kenneth Roberts	Mark Gonzalez	Dan Orullian
Nancy Frandsen	Michael Smith	Blake Heiner

MINUTES — Not Approved

General Session: (Open to the Public)

- **Welcome** / Kim Holbrook, Chair (10:02 AM)
- **Telephone Roll Call**
- **New Business**
 - Fraud's effect on consumers, including seller impersonation and wire fraud
 - *Timestamp 01:55*

- Discussion about the dangers of fraud to consumers, the fact that real estate agents are known and trusted contacts for consumers, and ideas for education to consumers and real estate agents.
- Kim says the ULTA has information about how to recognize seller impersonation fraud. She will send it to Steve, who will send it to Maelynn.
- Discussion about resources for consumers, real estate agents, and title agents that the REC and DRE have. Dir. Veillette describes the DRE's "Scamalot" campaign at scams.utah.gov.
- Discussion about the rise and dangers of both seller impersonation fraud and buyer impersonation fraud.
- Joint education opportunities to highlight the value of a title insurance policy and closing protection letter
 - *Timestamp 14:40*
 - Discussion of the protections provided by a closing protection letter in conjunction with a title insurance policy.
 - Kadee Wright describes taking action against a licensee who didn't do their due diligence in a wire fraud case.
 - Nate Sprague says his company has seen more real estate agents catching red flags as they come through, and they appreciate it.
- R592-6 proposed changes and tentative effective date
 - *Timestamp 20:10*
 - Discussion about the changes the TEC has proposed to Rule R592-6.
- Enforcement of Section 31A-23a-402 and R592-6 against affiliated businesses
 - *Timestamp 21:45*
 - Discussion about how the UID and DRE are working together regarding affiliated business arrangements (ABA).
 - Rick Southwick asks if ABAs still must generate 30% of their business outside the ABA. Adam says that's correct, and describes his review process. He says everyone should be compliant by January 2025. Kadee Wright says the DRE has authority to sanction ABAs if necessary, but no cases have resolved yet.

Executive Session (None)

- **Adjourn** (10:34 AM)
- **Next Meeting: TBD**