

Roberta DiMezza

From: Sandra Darling <sandradarling47@gmail.com>
Sent: Monday, March 24, 2025 4:31 PM
To: House Judiciary Committee; june.speakman@gmail.com; Sen. Lauria, Pamela J.
Subject: House Bill No. 5662

Chairman Craven and members of the House Judiciary Committee:

I write to you today in **support** of HB #5662 which will establish the criminal offense of real estate title fraud.

The Federal Bureau of Investigation (FBI) says Americans reported losses of over \$145 million from real estate-related fraud in 2023. We need to protect property owners by establishing guardrails which will help prevent fraudulent attempts to steal real estate. Many of these potential homeowners are older residents who have spent many years paying off their property and are targets for bad actors who may attempt to transfer the property or use it for obtaining loans.

Currently the town or city clerk may not tell the property owner if some type of action has been filed on their property. This bill could have a greater impact if it included language that required notification to the registered owner if any action was filed on their real estate. The bill as presented does not contain this requirement.

I urge your support on the passage of this important legislation.

*Sandra Darling, AARP Volunteer and Retired RN
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