

## Roberta DiMezza

---

**From:** Sandra Darling <sandradarling47@gmail.com>  
**Sent:** Tuesday, February 10, 2026 8:33 AM  
**To:** House Judiciary Committee  
**Subject:** Regarding House Bill No. 7551

**Follow Up Flag:** Follow up  
**Flag Status:** Completed

You don't often get email from sandradarling47@gmail.com. [Learn why this is important](#)

Chairwoman McEntee and members of the House Judiciary Committee,

*I write in support of House Bill #7551 which is known as the "Deed Fraud" bill. Deed fraud happens when someone transfers ownership of a home or other property without the real property owner's knowledge.*

*This bill will require towns and cities in RI to stop suspicious documents submitted to the town or city for change of ownership until they can verify their authenticity and requires notification to the owners of record of this submission. This bill also establishes real estate title fraud as a criminal offense with penalties.*

*The FBI reported 224 cases of deed fraud between 2019-2023 in RI. I imagine our numbers are rising since there are few guardrails to slow down this devastating crime. Also, like myself, many older adults have paid off their houses which makes them a target for these bad actors who commit this type of fraudulent activity. It can happen to anyone but with enactment of this legislation we can stop it and save Rhode Islanders years in court and legal fees to fix the fraudulent ownership and restore the return of their property.*

*Can you picture a knock at your door one day from a person unknown to you who has just bought your house and is ready to move in? And, you had no idea this transaction had occurred because someone else sold it from under you? That's what we are talking about! Let's fix this with HB #7551. I urge your support to pass this important legislation.*

*Sandra Darling, AARP Advocacy Volunteer  
7 Fort Hill Rd  
Bristol, RI 0209*