

HB 5662 Real Estate Title Fraud

To: Chairman Craven and members of the House Judiciary Committee

I am writing in support of HB 5662. When I first saw this bill, I was quite surprised to read that stealing the title to someone's house was not a criminal offense. Obviously, this needs to change. This bill does that.

It also safeguards against such a theft by requiring positive identification from an individual who is trying file electronic instruments related to such a change. Unfortunately, it is easy for criminals to impersonate property owners with information from public records or from hackers. They can use this information to hire a real estate agent and then to use those documents at closing.

The FBI says Americans reported losses of over \$145 million from this type of fraud. Challenging this in court can cost victims a lot of money and time.

Please pass this important legislation.

Sincerely,

Daniel Liparini