

New Changes to Real Estate Recordings

Effective January 1, 2025, House Bill 1292 requires that real estate documents presented by self-filers, anyone who is a party to an instrument, be recorded using electronic filing. Additionally, all individuals submitting documents for electronic filing will be required to upload their government-issued ID. The ID will be verified before the filer is allowed to proceed with the filing. O.C.G.A. § 44-2-39(b)(1).

This change in law was made by the Georgia Legislature during the 2024 session of the General Assembly in response to multiple instances of Deed Fraud by criminal individuals against Georgia's property-owning citizens.

Filers can upload their government-issued ID on www.efile.gsccca.org and follow the prompts to complete the verification process.

For more information, please see the GSCCCA e-Filing Portal Identity Verification Guide at efile.gsccca.org. Click on the "Support" tab, then click on "Identity Verification Guide."