



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/licensees/title/tec/>)

Date & Time: February 9, 2026 at 9:00 AM

Google Meet: <https://meet.google.com/ubd-pzpq-tcw>

Phone: 573-621-2430 **PIN:** 594 064 849#

In Person: ONLINE ONLY

ATTENDEES

TITLE & ESCROW COMMISSION

Chair, Nathan Sprague (*Insurer, Utah County*)

Kim Cruz (*Insurer, Salt Lake County*)

Vice Chair, Kevin Parke (*Agency, Salt Lake County*)

Warren Lignell (*Public, Utah County*)

Doug Newell (*Agency, Carbon County*)

DEPARTMENT STAFF

Jon Pike, *Insurance Commissioner*

Reed Stringham, *Deputy Comm.*

Tracy Klausmeier, *P&C Dir.*

Randy Overstreet, *Licensing Mgr.*

Michael Covington, *CE Specialist*

Anam Schab, *Title Examiner*

Patrick Lee, *Finance Dir.*

Steve Gooch, *PIO Recorder*

AGENDA

General Session: (Open to the Public)

- **Welcome** / Nathan Sprague, Chair
- **Telephone Roll Call**
- **Adopt Minutes of Previous Meeting**
- **Concurrence Reports** / Nathan
 - Licenses
- **Update on 2026 Goals**
 - ULTA report / Kim
- **New Business**
 - Annual assessments / Anam
 - [2025 training video](#)
 - Five-year review of R592-17 / Steve
- **Old Business**
 - Construction money rule / Nate
- **Other Business**

Executive Session (None)

- **Adjourn**

Next Meeting: March 9, 2026 — Flaming Gorge Room, Taylorsville State Office Building

2026 Meeting Schedule

Jan 12**	Feb 9**	Mar 9	Apr 13	May 11*	Jun 8
Jul 13	Aug 10	Sep 14	Oct 19*	Nov 9	Dec 14**

*Proposed TEC/REC meeting immediately following

**Online only

2026 Goals

1. Continue making sure continuing education and testing are relevant
2. Continue working with the Real Estate Commission
3. Continue working with the ULTA as a liaison
4. Increase awareness of cyber and wire fraud's effect on consumers and agencies
5. Increase awareness of affiliated business arrangements (ABA)
6. Increase consumer awareness of the role a title insurance company plays in a real estate transaction
7. Increase industry's awareness of the marketing rule and how to ask questions
8. Increase industry and consumer awareness of artificial intelligence (AI) usage
9. Increase awareness of the new FinCEN reporting rule
10. Encourage the industry to submit hot topics/current trends for the "Other Business" section of the agenda

Title Agency Licensing

Jan 2026

New Licenses

Agency ID	Name	Orig. Issue Date	Expire Date	LOA
208460	LIBERTY TITLE & ESCROW OF UTAH, LLC	2026-01-23	2028-01-31	TS

Renewal Licenses

Agency ID	Name	Orig. Issue Date	Expire Date	LOA
14929	ABSOLUTE TITLE INSURANCE AGENCY	2005-11-10	2028-01-31	TE
14929	ABSOLUTE TITLE INSURANCE AGENCY	2005-11-10	2028-01-31	TS
199813	ALLEGIANT REVERSE SERVICES TITLE AGENCY OF UTAH, LLC	2022-01-18	2028-01-31	TE
199813	ALLEGIANT REVERSE SERVICES TITLE AGENCY OF UTAH, LLC	2022-01-18	2028-01-31	TS
157191	HIGHLAND TITLE AGENCY	2008-01-16	2028-01-31	TE
157191	HIGHLAND TITLE AGENCY	2008-01-16	2028-01-31	TMR
157191	HIGHLAND TITLE AGENCY	2008-01-16	2028-01-31	TS
199907	PRIME TITLE INSURANCE AGENCY, LLC	2022-01-31	2028-01-31	TE
199907	PRIME TITLE INSURANCE AGENCY, LLC	2022-01-31	2028-01-31	TS

Lapsed Licenses

Agency ID	Name	Orig. Issue Date	Expired Date	LOA
(none)				

Reinstated Licenses

Agency ID	Name	Orig. Issue Date	Expire Date	Reinstated	LOA
204387	CLOSED PACWEST LLC	2023-12-27	2027-12-31	2026-01-22	TS

Title Agent Licensing

Jan 2026

New Licenses

Agent ID	Name	Orig. Issue Date	Expire Date	LOA
2203549	RASMUSSEN-JENSEN, AMIE	2026-01-29	2028-10-31	TMR
2203549	RASMUSSEN-JENSEN, AMIE	2026-01-29	2028-10-31	TE
2204160	SLACK, RENAE	2026-01-28	2028-10-31	TE
2205767	WATNE, ALEXA	2026-01-22	2028-02-29	TE
2204049	WERNER, MELISSA	2026-01-09	2028-01-31	TMR
2205848	ZEISLOFT, HEATHER	2026-01-13	2028-10-31	TS

Renewed Licenses

Agent ID	Name	Orig. Issue Date	Expire Date	LOA
120157	AYRES, TROY	2005-10-17	2028-01-31	TE
31318	BATE, DAVID	1985-03-15	2028-01-31	TS
39126	BOUCK, MARLISA	1993-06-10	2028-01-31	TE
1635013	BRADLEY, SAMANTHA	2015-10-19	2028-01-31	TE
1635013	BRADLEY, SAMANTHA	2015-12-22	2028-01-31	TS
1837711	BRADSHAW, COLLETTE	2019-09-30	2028-01-31	TE
42450	BRANDLEY, MICHAEL	1995-06-05	2028-01-31	TS
42450	BRANDLEY, MICHAEL	1999-04-06	2028-01-31	TE
51360	BROWN, JOLYN	1994-01-06	2028-01-31	TE
27958	BROWN, TERESA	1993-06-18	2028-01-31	TE
53786	BRUNSON, BRIAN	1987-02-26	2028-01-31	TE
53786	BRUNSON, BRIAN	1987-02-26	2028-01-31	TS
42682	BUHLER, MARY	1999-07-08	2028-01-31	TE
41802	CARRELL, KRISTI	2023-01-30	2028-01-31	TS
41802	CARRELL, KRISTI	1999-07-22	2028-01-31	TE
40137	CARTER, BRIAN	2018-02-01	2028-01-31	TMR
1454811	CASELLS, MCINSY	2011-07-14	2028-01-31	TE
30380	CHRISTENSEN, CELESTE	1990-10-02	2028-01-31	TE
1840605	CONNELLY-CRUZ, KIMBERLY	2020-07-02	2028-01-31	TS
1840605	CONNELLY-CRUZ, KIMBERLY	2019-09-27	2028-01-31	TE
37196	COPE, SCOTT	1995-12-12	2028-01-31	TE
37196	COPE, SCOTT	1995-10-18	2028-01-31	TS
1386506	DAVIDSON, RICHARD	2019-01-11	2028-01-31	TMR
1806161	DROZDIBOB, JENNIFER	2019-02-07	2028-01-31	TS
1829809	EAMES, TIFFANY	2019-07-31	2028-01-31	TE
92416	EINZINGER, BLAINE	2004-12-15	2028-01-31	TE
92416	EINZINGER, BLAINE	2003-07-21	2028-01-31	TS
42624	FEVERYEAR, WILLIAM	1999-09-29	2028-01-31	TE
42624	FEVERYEAR, WILLIAM	1995-04-17	2028-01-31	TS

Renewed Licenses

Agent ID	Name	Orig. Issue Date	Expire Date	LOA
1938610	FRANCIS, DAVID	2021-06-17	2028-01-31	TE
1938610	FRANCIS, DAVID	2021-03-24	2028-01-31	TS
70482	GAGNON, LORI	2002-09-10	2028-01-31	TE
70482	GAGNON, LORI	2001-10-10	2028-01-31	TS
1957538	GASTELUM, ANA	2021-07-19	2028-01-31	TE
1563798	GATCHELL, ASPEN	2015-06-09	2028-01-31	TE
30989	GIBSON, JENNIFER	1997-01-03	2028-01-31	TE
30989	GIBSON, JENNIFER	1997-01-03	2028-01-31	TS
87483	GORRINGE, MARK	2003-03-07	2028-01-31	TS
146861	GREAVES, SUMMER	2007-06-13	2028-01-31	TE
36187	HAGLUND, BRIAN	1999-05-20	2028-01-31	TE
46158	HENDRY, MARK	1993-09-03	2028-01-31	TS
46158	HENDRY, MARK	1991-12-23	2028-01-31	TE
1627121	HEPPLER, MACRAE	2015-09-03	2028-01-31	TMR
39072	HICKMAN, JAMES	1997-08-06	2028-01-31	TE
39072	HICKMAN, JAMES	2003-11-25	2028-01-31	TS
1359276	HICKS, KRISTY	2021-03-19	2028-01-31	TE
1449850	HOLT, TYLER	2013-02-20	2028-01-31	TS
1449850	HOLT, TYLER	2016-01-15	2028-01-31	TE
138303	IVINS, JONATHAN	2018-05-23	2028-01-31	TS
138303	IVINS, JONATHAN	2011-04-27	2028-01-31	TE
32167	JARRETT, JENISE	2005-09-07	2028-01-31	TE
117977	KAY, JENNIFER	2005-09-06	2028-01-31	TMR
117977	KAY, JENNIFER	2007-05-31	2028-01-31	TE
1543736	KNIGHT, TIFFANY	2015-02-17	2028-01-31	TS
143131	KNUDSEN, KRISTA	2007-08-09	2028-01-31	TE
95364	KRAMER, BRANDY	2003-10-22	2028-01-31	TE
2043813	MADISON, GORDON	2023-06-01	2028-01-31	TS
2043813	MADISON, GORDON	2023-08-28	2028-01-31	TE
96385	MAUER, RUSSELL	2023-03-16	2028-01-31	TE
1353257	MAY, CASEY	2021-03-15	2028-01-31	TE
45265	MILLER, PAMELA	1991-12-26	2028-01-31	TE
2101662	MOLLENHAUER, TYLAR	2023-09-20	2028-01-31	TE
1526837	Mendoza, Victoria	2013-05-23	2028-01-31	TE
1711644	PARK, THOMAS	2017-06-28	2028-01-31	TS
1711644	PARK, THOMAS	2019-12-12	2028-01-31	TE
96273	PHILLIPS, MICHAEL	2005-04-19	2028-01-31	TS
96273	PHILLIPS, MICHAEL	2006-12-28	2028-01-31	TE
96273	PHILLIPS, MICHAEL	2003-11-21	2028-01-31	TMR
44615	POULTON, LAMARR	2009-07-13	2028-01-31	TMR
1513053	Pratt Ramsay, Erika	2013-02-26	2028-01-31	TS

Renewed Licenses

Agent ID	Name	Orig. Issue Date	Expire Date	LOA
94556	ROBERTS, KENNETH	2003-09-25	2028-01-31	TMR
94556	ROBERTS, KENNETH	2015-07-27	2028-01-31	TE
1340227	SCHILD, SUZANNE	2007-09-26	2028-01-31	TS
1878376	SCOTT, CASEY	2021-02-16	2028-01-31	TMR
31130	SEEGMILLER, BRAD	1991-11-19	2028-01-31	TE
1611597	SNYDER, REBECCA	2023-11-20	2028-01-31	TMR
31544	TAPP, KRIS	1997-08-04	2028-01-31	TE
117156	THOMPSON, NICK	2005-08-16	2028-01-31	TE
1614241	WILLIAMS, VICTORIA	2017-04-18	2028-01-31	TS
1614241	WILLIAMS, VICTORIA	2015-09-14	2028-01-31	TE

Lapsed Licenses

Agent ID	Name	Orig. Issue Date	Expired Date	LOA
38573	ANDERSON, KAREN	1997-02-12	2025-12-31	TS
38573	ANDERSON, KAREN	1997-02-12	2025-12-31	TE
27185	CAREY, STEVEN	1998-04-02	2025-12-31	TMR
31776	CHAMBERLAIN, CHRIS	1995-04-06	2025-12-31	TS
2085235	CHILDS, JOSIE	2023-05-12	2025-12-31	TE
44589	FINLINSON, MARIANNE	1989-09-19	2025-12-31	TE
44589	FINLINSON, MARIANNE	2008-09-16	2025-12-31	TS
1998161	ORTIZ, RYAN	2021-11-30	2025-12-31	TE
1696321	PINCOCK, BRONSON	2017-03-02	2025-12-31	TE
1850861	SMITH, DAN	2021-08-27	2025-12-31	TE
93461	WRIGHT, DUSTIN	2003-08-21	2025-12-31	TE

Reinstated Licenses

Agent ID	Name	Orig. Issue Date	Expire Date	Reinstated	LOA
2081996	RUDD, RYAN	2023-07-14	2027-12-31	2026-01-27	TMR
2081996	RUDD, RYAN	2025-01-31	2027-12-31	2026-01-27	TS
2081996	RUDD, RYAN	2025-01-31	2027-12-31	2026-01-27	TE

5-Year Reviews of Title Insurance Rules

- **R592-17:** Requirements for an Interest Bearing Account Used for Trust Fund Deposits.

Utah statute requires all state agencies to do 5-year reviews of their rules to ensure they continue to make sense in a changing world.

What must be done at the February 9 Title & Escrow Commission meeting is to make a yes-or-no determination of whether the above rules should stay on the books.

Rules cannot be amended as part of a 5-year review, but the need for future amendments can be discussed for inclusion on a future agenda.

State of Utah
Administrative Rule Analysis
 Revised May 2025

NOTICE OF FIVE-YEAR REVIEW AND STATEMENT OF CONTINUATION		
	R592-17	Filing ID: OFFICE USE ONLY
OFFICE USE ONLY		

Agency Information

	Insurance, Title and Escrow Commission	
	Taylorsville State Office Building	
	4315 S. 2700 W.	
	Taylorsville, UT	
	PO Box 146901	
	Salt Lake City, UT 84114-6901	
Steve Gooch	801-957-9322	sgooch@utah.gov

General Information

R592-17. Requirements for an Interest Bearing Account Used for Trust Fund Deposits	
Section 31A-2-404	Requires the Title and Escrow Commission to write rules related to title insurance.
No comments have been received since the last five-year review of this rule.	
The rule specifies the characteristics of a trust account used by a title insurance agency to hold money for parties to a real estate transaction. The rule must be continued because it contains provisions that are critical for keeping a consumer's money safe during such a transaction. The Title and Escrow Commission voted to continue this rule by a vote of .	

Agency Authorization Information

	Steve Gooch, Public Information Officer	

R592. Insurance, Title and Escrow Commission.

R592-17. Requirements for an Interest Bearing Account Used for Trust Fund Deposits.

R592-17-1. Authority.

This rule is promulgated by the Title and Escrow Commission pursuant to Subsection 31A-2-404(2).

R592-17-2. Purpose and Scope.

(1) The purpose of this rule is to specify the type of depository account that a title insurance company, an agency title insurance producer, or an individual title insurance producer shall use for depositing trust funds.

(2) This rule applies to:

- (a) a title insurance company;
- (b) an agency title insurance producer;
- (c) or an individual title insurance producer; and
- (d) an employee, representative, or any other party working for or on behalf of a title insurance company, an agency title insurance producer, or an individual title insurance producer, whether as a full-time or part-time employee or as an independent contractor.

R592-17-3. Definitions.

Terms used in this rule are defined in Sections 31A-1-301, 31A-2-402, and 31A-23a-102. Additional terms are defined as follows:

(1) "Demand deposit account" means a federally insured deposit account from which withdrawals may be made at any time without advance notice.

(2) "Depositor" means a person that deposits, in a qualifying trust account, funds held in trust in connection with a real estate transaction.

(3) "Depository institution" means a depository institution as defined in Section 7-1-103.

(4) "Money market mutual fund" means a mutual fund that:

(a) invests in highly liquid, near-term instruments;

(b) is registered under federal and state securities laws to sell its shares to the public; and

(c) maintains a par value of \$1 per share.

(5) "Repurchase agreement" means an agreement in which a depository institution agrees to sell to a depositor a security or other asset at a specified price with a commitment to repurchase the security or other asset at a later date for a specified price.

(6) "Sweep account" means a demand deposit account subject to an agreement authorizing the depository institution to withdraw funds from the account that exceed a specified amount and deposit those funds into an interest bearing account, purchase specified securities subject to a repurchase agreement, or purchase shares of a mutual fund, then redeposit those funds into the demand deposit account to pay checks presented for payment or other requests for withdrawal.

(7) "Trust account" means an account denominated as a trust account in which the depositor is a trustee.

R592-17-4. Account Requirements.

(1) A title insurance company, an agency title insurance producer, and an individual title insurance producer shall retain adequate records of each deposit in a trust account or a sweep account to establish individual account balances for each person whose funds are held in trust.

(2) Funds subject to this rule must be deposited in:

(a) a deposit account insured by the Federal Deposit Insurance Corporation or the National Credit Union Share Insurance Fund or any successor federal deposit insurance; or

(b) a sweep account that meets the following qualifications:

(i) funds are initially deposited into a federally insured demand deposit account;

(ii) the depository institution purchases:

(A) U.S. Government securities held in a segregated account, subject to a repurchase agreement between the depositor and the depository institution; or

(B) shares in a money market mutual fund that only holds obligations of the U.S. Treasury or agencies of the U.S. Government; and

(iii) the depository institution can repurchase the securities or sell or redeem the shares or interest, at any time, at par and deposit the funds in the demand deposit account to maintain a minimum balance and pay withdrawals.

(3) A depositor may only deposit funds into a sweep account if it agrees to reimburse a trust beneficiary for any decline in value below par of the funds deposited, regardless of the cause of the decline in value.

(4) A depositor who uses an account described in Subsection R592-17-4(2)(b) must:

(a) receive written authorization from each trust beneficiary stating that the depositor may receive any earnings that are realized from the trust fund deposit; and

(b) provide full written disclosure to each trust beneficiary explaining the characteristics of a sweep account deposit as described in Subsection R592-17-4(2)(b).

R592-17-5. Severability.

If any provision of this rule, Rule R592-17, or its application to any person or situation is held invalid, such invalidity does not affect any other provision or application of this rule that can be given effect without the invalid provision or application. The remainder of this rule shall be given effect without the invalid provision or application.

KEY: insurance, title

Date of Last Change: December 23, 2021

Notice of Continuation: March 11, 2021

Authorizing, and Implemented or Interpreted Law: 31A-2-201(3)(a); 31A-2-201(1); 31A-23a-409(2)(b)