



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/licensee/title/tec>)

Date: **April 8, 2024**

Time: **9:00 AM**

Place: **In Person**

Taylorsville SOB
4315 S. 2700 W.
Flaming Gorge Room
Taylorsville, UT 84129

Virtual

Google Meet
meet.google.com/kxi-kbxn-bge
574-241-1959 Phone
987 248 296# Password

ATTENDEES

TITLE & ESCROW COMMISSION

Chair, Kim Holbrook (*Insurer, Davis County*) Nathan Sprague (*Insurer, Utah County*)
Vice Chair, Jeff Mathews (*Public, Morgan County*) Tina Williams (*Agency, Juab County*)
Kevin Parke (*Agency, Salt Lake County*)

DEPARTMENT STAFF

Jon Pike, *Insurance Commissioner* Reed Stringham, *Deputy Comm.* Tracy Klausmeier, *P&C Dir.*
Randy Overstreet, *Licensing Mgr.* Patrick Lee, *Finance Dir.* Kelly Christensen, *P&C Asst. Dir.*
Michael Covington, *CE Specialist* Steve Gooch, *PIO Recorder*

AGENDA

General Session: (Open to the Public)

- **Welcome** / Jeff Mathews, Vice Chair
 - Kim Holbrook — excused
- **Telephone Roll Call**
- **Adopt Minutes of Previous Meeting**
- **Concurrence Reports** / Jeff
 - Licenses
- **Update on 2024 Goals**
 - ULTA report
- **New Business**
 - ULTA letter to UID / Rachael Ortiz
- **Old Business**
- **Other Business**
 - Annual report due April 30, 2024 / Tracy
 - TEC/REC meeting May 13 / Steve
- **Hot Topics**

Executive Session (None)

- **Adjourn**
- **Next Meeting: May 13, 2024** — Flaming Gorge Room, Taylorsville State Office Building

2024 Meeting Schedule

Jan 22 Flaming Gorge	Feb 12 Flaming Gorge	Mar 11 Flaming Gorge	Apr 8 Flaming Gorge	May 13* Flaming Gorge	Jun 10 Flaming Gorge
Jul 8 TBD	Aug 19 TBD	Sep 9 TBD	Oct 21* TBD	Nov 18 TBD	Dec 9 TBD

*Proposed TEC/REC meeting immediately following

2024 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

**Title Agency Licensing
Mar 2024**

New Licenses

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

Renewal Licenses

Agency ID	Name	Orig. Issue Date	Expire Date	LOA
193469	AMICUS TITLE & ESCROW SERVICES, LLC	2020-03-19	2026-03-31	TE
193469	AMICUS TITLE & ESCROW SERVICES, LLC	2020-03-19	2026-03-31	TS
187435	GOLDENWEST FINANCIAL SERVICES LLC	2022-02-03	2026-03-31	TE
187435	GOLDENWEST FINANCIAL SERVICES LLC	2022-02-03	2026-03-31	TS
6835	JUAB TITLE & ABSTRACT COMPANY	1984-03-30	2026-03-31	TE
6835	JUAB TITLE & ABSTRACT COMPANY	1984-03-30	2026-03-31	TS
6966	PARK CITY TITLE COMPANY	1990-03-01	2026-03-31	TE
6966	PARK CITY TITLE COMPANY	1990-03-01	2026-03-31	TS
6227	SECURITY TITLE & ABSTRACT COMPANY	1982-03-23	2026-03-31	TE
6227	SECURITY TITLE & ABSTRACT COMPANY	1982-03-23	2026-03-31	TS
6413	SOUTHERN UTAH TITLE COMPANY	1982-03-22	2026-03-31	TE
6413	SOUTHERN UTAH TITLE COMPANY	1982-03-22	2026-03-31	TS
6577	SUNRISE TITLE COMPANY	1982-03-11	2026-03-31	TE
6577	SUNRISE TITLE COMPANY	1982-03-11	2026-03-31	TS
200397	UTAH LAND AND TITLE AGENCY, LLC	2022-03-24	2026-03-31	TE
200397	UTAH LAND AND TITLE AGENCY, LLC	2022-03-24	2026-03-31	TS
15326	UTAH MOUNTAIN TITLE AND ESCROW	2006-03-28	2026-03-31	TE
15326	UTAH MOUNTAIN TITLE AND ESCROW	2006-03-28	2026-03-31	TMR
15326	UTAH MOUNTAIN TITLE AND ESCROW	2006-03-28	2026-03-31	TS

Lapsed Licenses

Agency ID	Name	Orig. Issue Date	Expired Date	LOA
193493	APEX TITLE INSURANCE AGENCY	2020-03-23	2024-03-31	TMR
193493	APEX TITLE INSURANCE AGENCY	2020-03-23	2024-03-31	TS

Lapsed Licenses

Agency ID	Name	Orig. Issue Date	Expired Date	LOA
6272	SOUTH EASTERN UTAH TITLE COMPANY	1984-03-30	2024-03-31	TE
6272	SOUTH EASTERN UTAH TITLE COMPANY	1984-03-30	2024-03-31	TS
7161	TOOELE TITLE COMPANY	1984-03-30	2024-03-31	TE
7161	TOOELE TITLE COMPANY	1984-03-30	2024-03-31	TS

Reinstated Licenses

Agency ID	Name	Orig. Issue Date	Expire Date	Reinstated	LOA
(none)					

**Title Agent Licensing
Mar 2024**

New Licenses

Agent ID	Name	Orig. Issue Date	Expire Date	LOA
2118583	CAMARENA, AGLAE	2024-03-13	2027-01-31	TE
2117444	LARSEN, LILY	2024-03-29	2026-08-31	TE
2122245	MILLER, ANITA	2024-03-05	2027-01-31	TMR
2122524	REKANT, JACOB	2024-03-19	2026-10-31	TS
2124528	TYCKSEN, ALLY	2024-03-25	2026-07-31	TE

Renewed Licenses

Agent ID	Name	Orig. Issue Date	Expire Date	LOA
44105	ADAMS, MARILYN	1975-07-31	2026-03-31	TE
44105	ADAMS, MARILYN	1975-07-31	2026-03-31	TS
2021418	BALDACCI, TRACI	2022-03-31	2026-03-31	TE
149733	BALDWIN, NATHAN	2007-08-14	2026-03-31	TMR
1858357	CARNAHAN, CAROLYN	2020-01-02	2026-03-31	TE
1707959	CARROLL, JESSICA	2017-05-31	2026-03-31	TE
53277	CARTER, VICKI	1989-10-23	2026-03-31	TE
53277	CARTER, VICKI	1989-10-23	2026-03-31	TS
41472	CHATWIN, RYAN	1994-11-04	2026-03-31	TE
44017	COURT, D	1996-04-03	2026-03-31	TE
44017	COURT, D	1994-03-13	2026-03-31	TMR
1949984	DAVIS, BARBARA	2021-05-17	2026-03-31	TE
1705090	DELAHUNTY, KATHERINE	2017-04-19	2026-03-31	TE
1648630	DEPASQUALE, JOHN	2016-01-29	2026-03-31	TS
95184	DODSON, CHARITY	2003-10-15	2026-03-31	TE
31745	EBY, PERI	1999-02-02	2026-03-31	TE
31745	EBY, PERI	1995-11-28	2026-03-31	TMR
9450	FLEMING, VICKI	1995-10-31	2026-03-31	TE
1937407	FOX, ELIZABETH	2022-03-07	2026-03-31	TE
148119	GALE, JEREMY	2008-08-04	2026-03-31	TE
148119	GALE, JEREMY	2007-08-20	2026-03-31	TS
38822	GONZALES, MARK	1989-10-10	2026-03-31	TS
1728000	HALPIN, SHALAINÉ	2018-03-09	2026-03-31	TE
1389651	HAMMER, TERYL	2023-08-10	2026-03-31	TS
1389651	HAMMER, TERYL	2009-04-16	2026-03-31	TE
37481	HARPER, LORI	1980-02-21	2026-03-31	TE
37481	HARPER, LORI	1980-02-21	2026-03-31	TS
40076	HOGGAN, DACEI	1996-03-07	2026-03-31	TS
40076	HOGGAN, DACEI	1996-06-13	2026-03-31	TE
1558284	JACOBS, AARON	2014-02-18	2026-03-31	TE
1558284	JACOBS, AARON	2020-02-28	2026-03-31	TS
46278	JARRARD, JAY	2000-03-30	2026-03-31	TE
46278	JARRARD, JAY	2000-03-30	2026-03-31	TMR
85436	JENSEN, JESSICA	2013-06-17	2026-03-31	TE
34447	JOHNSON, WILLIAM	2003-05-05	2026-03-31	TE
37747	JONES, WILLIAM	1989-10-20	2026-03-31	TS

Renewed Licenses

Agent ID	Name	Orig. Issue Date	Expire Date	LOA
1642734	KIMBLE, JONATHAN	2016-02-22	2026-03-31	TE
1540743	LANDA, RONDA	2013-10-17	2026-03-31	TMR
40174	LUND, TERRIE	2022-09-27	2026-03-31	TS
40174	LUND, TERRIE	2005-11-04	2026-03-31	TE
1969789	MILLER, BLAKE	2021-10-12	2026-03-31	TE
9296	MILLER, STACEY	1999-06-22	2026-03-31	TE
96201	MOSER, CHRISTINA	2003-11-18	2026-03-31	TE
95550	NIELSON, JOHN	2008-01-02	2026-03-31	TE
95550	NIELSON, JOHN	2003-10-28	2026-03-31	TS
1986092	OGDEN, CARISSA	2022-01-10	2026-03-31	TE
44936	ORME, JOSEPH	2007-08-09	2026-03-31	TE
44936	ORME, JOSEPH	2004-05-06	2026-03-31	TS
42899	PALMER, CAMILLE	1999-12-02	2026-03-31	TE
95027	REEVES, SELENA	2003-10-09	2026-03-31	TE
1354443	RICHMOND, JESSE	2013-08-19	2026-03-31	TS
1354443	RICHMOND, JESSE	2016-05-27	2026-03-31	TE
1354443	RICHMOND, JESSE	2016-05-27	2026-03-31	TMR
1703338	RONDINELLI, JAMIE	2018-02-05	2026-03-31	TE
1393264	Riley, Tiffany	2009-07-28	2026-03-31	TE
22355	SCHROEPPPEL, MARK	1997-10-24	2026-03-31	TMR
145428	SCHULTZ, CONNIE	2007-05-08	2026-03-31	TE
33986	SHERMAN, TODD	1999-09-08	2026-03-31	TS
33986	SHERMAN, TODD	2001-02-20	2026-03-31	TE
66540	SHOCKLEY, MATTHEW	2001-10-24	2026-03-31	TE
66540	SHOCKLEY, MATTHEW	2001-10-24	2026-03-31	TS
1655781	SHOELL, SANDI	2016-03-28	2026-03-31	TE
95360	SHROPE, STEVEN	2003-10-21	2026-03-31	TE
95360	SHROPE, STEVEN	2011-09-07	2026-03-31	TS
91692	SMALLEY, GREGORY	2007-01-19	2026-03-31	TE
91692	SMALLEY, GREGORY	2003-06-27	2026-03-31	TS
30655	SMITH, VICKIE	1992-01-03	2026-03-31	TE
29270	SMITH, D.	1992-03-26	2026-03-31	TE
86862	SNOW, COREY	2003-08-04	2026-03-31	TS
123768	SNYDER, CHRISTINE	2006-01-19	2026-03-31	TE
31642	SPENCER, MARLA	1993-07-09	2026-03-31	TE
33058	STEPHENSON, CREED	2003-03-26	2026-03-31	TE
33058	STEPHENSON, CREED	1999-06-21	2026-03-31	TS
126537	STRATTON, JUSTIN	2007-12-10	2026-03-31	TE
126537	STRATTON, JUSTIN	2006-03-17	2026-03-31	TMR
1943124	SWAN, MESIA	2021-04-13	2026-03-31	TE
144552	SWENSEN, SHERRIE	2007-06-07	2026-03-31	TE
99062	Slack, Khristine	2004-02-23	2026-03-31	TE
1974598	TIRMENSTEIN, LINDSEY	2021-10-18	2026-03-31	TE
113264	TORRES, STEVIE JO	2005-04-27	2026-03-31	TE
1441185	TRIEBELS, STEPHNI	2021-08-19	2026-03-31	TE
138280	Tyler, Steffanie	2007-05-17	2026-03-31	TE
65598	USHER, KELLI	2001-05-04	2026-03-31	TE

Renewed Licenses

Agent ID	Name	Orig. Issue Date	Expire Date	LOA
40007	WILKERSON, DERON	1993-12-13	2026-03-31	TE
40007	WILKERSON, DERON	1997-03-28	2026-03-31	TS
1972115	Williams, Jenise	2021-08-20	2026-03-31	TE

Lapsed Licenses

Agent ID	Name	Orig. Issue Date	Expired Date	LOA
1947270	BROTHERS, SCOTT	2021-05-10	2024-02-29	TMR
1719603	GRINER, MATTHEW	2017-08-17	2024-02-29	TMR
1719603	GRINER, MATTHEW	2021-10-25	2024-02-29	TE
1954327	LOHSE, JAY	2021-05-27	2024-02-29	TMR
1855446	NALDER, CAITLYN	2019-12-16	2024-02-29	TE
37421	QUINN, DEBRA	1993-06-14	2024-02-29	TE

Reinstated Licenses

Agent ID	Name	Orig. Issue Date	Expire Date	Reinstated	LOA
36189	MARTIN, MICHAEL	1997-04-17	2026-02-28	2024-03-12	TE
36189	MARTIN, MICHAEL	2020-03-26	2026-02-28	2024-03-12	TS
93461	WRIGHT, DUSTIN	2003-08-21	2025-12-31	2024-03-28	TE



March 29, 2024

Jonathan T. Pike
Utah Department of Insurance
Commissioner
jpik@utah.gov

Reed Stringham
Utah Insurance Department
Deputy Commissioner
rmstringham@utah.gov

Re: Bulletin 2024-2 and Bulletin 2024-2(a)

Commissioner and Deputy Commissioner,

This letter is sent to you on behalf of the Utah Land Title Association Executive Board (the "ULTA Board") for your consideration. At the ULTA Board meeting on March 11, 2024, we discussed Bulletin 2024-2 and the Title and Escrow Commission ("TEC") meeting held earlier that same day. The opinions discussed at the board meeting very much mirrored the sentiments shared during the TEC meeting that morning. The key concerns being, (1) the Bulletin will be interpreted by many to mean that the Department will not be enforcing the unfair inducement statute or the marketing rules as to any title agency that is an affiliated title business; and (2) the Department is loosening regulation and enforcement during a market condition when consumers are at the highest risk of unscrupulous activity. Following these discussions, the Department issued Bulletin 2024-2(a) as a clarification of Bulletin 2024-2 which explicitly left open the question as to how unfair inducement laws will be enforced in the industry. As the Department works through this issue and seeks additional input, the ULTA Board felt it prudent to share its concerns and recommendations. The ULTA Board recommends and respectfully requests that the Department endeavor with the Division of Real Estate to find a solution that provides consistent application and enforcement of the unfair inducement statute and administrative rules across all title companies.

If you have any questions or need additional assistance related to the position of the ULTA Board as it pertains to these recommendations, please feel free to contact me or any other ULTA Board member.

Thank you very much for your consideration and assistance.

Sincerely,

A handwritten signature in blue ink, appearing to read "Rachael Ortiz". The signature is fluid and cursive, with the first name "Rachael" written in a larger, more prominent script than the last name "Ortiz".

Rachael Ortiz
President, Utah Land Title Association
rortiz@mtcutah.com

cc:

Title and Escrow Commission
Kim Holbrook
kholbrook@oldrepublictitle.com



Steve Gooch <sgooch@utah.gov>

Fwd: ABA regulation

1 message

Reed Stringham III <rmstringham@utah.gov>
To: Steve Gooch <sgooch@utah.gov>

Wed, Apr 3, 2024 at 1:33 PM

----- Forwarded message -----

From: **Kadee Wright** <kadeewright@utah.gov>
Date: Wed, Apr 3, 2024 at 1:20 PM
Subject: Re: ABA regulation
To: Reed Stringham III <rmstringham@utah.gov>
Cc: Adam Martin <adammartin@utah.gov>, Tracy Klausmeier <tklausmeier@utah.gov>, Kelly Christensen <kjchristensen@utah.gov>

Reed,

Yes, that is a great summary of our discussion and understanding.

Thank you,

Kadee Wright | Chief Investigator



160 East 300 South
PO Box 146711
Salt Lake City, UT 84114-6711
O: 801-530-6760

How am I doing?



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On Wed, Apr 3, 2024 at 1:16 PM Reed Stringham III <rmstringham@utah.gov> wrote:

Dear Kadee and Adam -

Thanks again for meeting with us today to discuss the regulation of affiliated business arrangements (ABA). As you know, we'd asked to talk to you about distinguishing between the Division of Real Estate's (DRE) responsibilities and the Insurance Department's (ID) responsibilities for those entities.

During the discussion, Adam recommended that our agencies rely on 31A-23a-1003(2) to distinguish their respective roles. This provision states that the DRE may find a violation of RESPA based a consideration of whether the title entity:

- (i) is staffed with the title entity's own employees to conduct title insurance business;
- (ii) manages the title entity's own business affairs;
- (iii) has a physical office for business that is separate from any producer's or associate's office and pays market rent;
- (iv) provides the essential functions of title insurance business for a fee, including incurring the risks and receiving the rewards of any comparable title entity; and
- (v) performs the essential functions of title insurance business itself.

Adam reasoned that the DRE's enforcement should be limited to alleged violations by ABAs that involve one or more of these five factors. After discussing this, we all agreed with Adam's recommendation.

Based on this agreement, we also decided that complaints against ABAs involving one or more of the five factors should be submitted only through the DRE's complaint portal. Similarly, we agreed that complaints against ABAs that do not involve one of the five factors should be submitted only through the ID's complaint portal.

Will you please let me know whether this confirms the DRE's understanding of our arrangement?

Thank you.

Reed

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The Utah Insurance Department is committed to providing excellent customer service. We invite you to provide feedback at https://utdoi.qualtrics.com/jfe/form/SV_3F6papl8sRhMjsi.

Reed Stringham, Deputy Insurance Commissioner
Utah Insurance Department
Taylorsville State Office Building
4315 S. 2700 West, Ste. 2300 | Taylorsville, UT 84129
801-957-9320 | rmstringham@utah.gov

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