



Insurance Department

State of Utah

GARY R. HERBERT
Governor
SPENCER J. COX
Lieutenant Governor
TODD E. KISER
Commissioner

State of Utah Title & Escrow Commission Meeting Meeting Information

Date: July 9, 2018

Time: 9:00 AM

Place: East Building, Copper Room
or by telephone: **1-877-820-7831**
passcode: **827555#**

MEMBERS

COMMISSION MEMBERS

Chair, Alison McCoy (*Agency, Tooele County*) Nancy Frandsen (*Insurer, Salt Lake County*)
Vice Chair, David Moore (*Agency, Salt Lake County*) James Swan (*Insurer, Salt Lake County*)
Randy Smart (*Public Member, Salt Lake County*)

DEPARTMENT STAFF

Todd Kiser, *Ins. Commissioner* Tanji Northrup, *Deputy Comm.* Reed Stringham, *Deputy Comm.*
Perri Babalis, *AG Counsel - TEC* Tracy Klausmeier, *P&C Dir.* Randy Overstreet, *Licensing Dir.*
Adam Martin, *Examiner* Tanna Shurtliff, *Examiner* Michael Covington, *CE Spec.*
Steve Gooch, *PIO Recorder*

AGENDA

General Session: (Open to the Public)

- **Welcome** / Alison McCoy, Chair
- **Telephone Roll Call**
- **Adopt Minutes of Previous Meeting**
- **Reports**
 - Concur with Licensee Report / Tanna
 - Concur with Complaint & Enforcement Report / Tanna
 - Approved Continuing Education Quarterly Report / Michael
 - Request for Dual Licensee Expedited Request: None
 - Request for Attorney Exemption: None
- **Administrative Proceedings Action**
 - Stipulation and Order: None
 - Order to Show Cause: None
 - Informal Adjudicative Proceeding and Order: None
 - Notice of Formal Adjudicative Proceeding: None
- **Board Duties & Responsibilities** / Perri
- **Update on 2018 Goals** / Alison
 - ULTA report / Alison
 - Real Estate Commission report / Nancy
- **New Business**
 - TEC meeting schedule / Alison
 - Proposed reporting by the Department / Reed
 - 5-year review of R592-10 / Steve
- **Old Business**
 - Minimum E&O requirements / David

- R592-7 / Randy O.
- **Other Business**
 - Title assessments / Tanna
 - Elect new chair & vice chair
- **Hot Topics**

Executive Session (None)

- **Adjourn**
- **Next Meeting: August 13, 2018** — Copper Room

2018 Meeting Schedule in Copper Room

Jan 8	Feb 12 (Aspen)	Mar 12	Apr 9	May 14	Jun 11
Jul 9	Aug 13	Sept 10	Oct 1	Nov 5	Dec 10

2018 Goals

1. Make sure testing is relevant
2. Find a way to work with the Real Estate Commission
3. Report back on ULTA meetings and work with them as a liaison
4. Address consumer education and things that make the industry vulnerable

Title Agency Licensing				
June 2018				
New Licenses:				
Agency ID	Name	Orig Issue Date	Expr Date	QualCd
(None)	(None)			
Renewal Licenses:				
Agency ID	Name	OrigIssueDte	ExprDte	QualCD
14929	ABSOLUTE TITLE INSURANCE AGENCY	10-Nov-05	31-Jan-20	TE
14929	ABSOLUTE TITLE INSURANCE AGENCY	10-Nov-05	31-Jan-20	TE
14929	ABSOLUTE TITLE INSURANCE AGENCY	10-Nov-05	31-Jan-20	TS
14929	ABSOLUTE TITLE INSURANCE AGENCY	10-Nov-05	31-Jan-20	TS
175585	BAY NATIONAL TITLE AGENCY OF UTAH, INC	24-Jun-14	30-Jun-20	TE
175585	BAY NATIONAL TITLE AGENCY OF UTAH, INC	24-Jun-14	30-Jun-20	TE
175585	BAY NATIONAL TITLE AGENCY OF UTAH, INC	24-Jun-14	30-Jun-20	TE
175585	BAY NATIONAL TITLE AGENCY OF UTAH, INC	24-Jun-14	30-Jun-20	TMR
175585	BAY NATIONAL TITLE AGENCY OF UTAH, INC	24-Jun-14	30-Jun-20	TMR
175585	BAY NATIONAL TITLE AGENCY OF UTAH, INC	24-Jun-14	30-Jun-20	TMR
175585	BAY NATIONAL TITLE AGENCY OF UTAH, INC	24-Jun-14	30-Jun-20	TS
175585	BAY NATIONAL TITLE AGENCY OF UTAH, INC	24-Jun-14	30-Jun-20	TS
175585	BAY NATIONAL TITLE AGENCY OF UTAH, INC	24-Jun-14	30-Jun-20	TS
11437	LINCOLN TITLE INSURANCE AGENCY	3-Jun-02	30-Jun-20	TE
11437	LINCOLN TITLE INSURANCE AGENCY	3-Jun-02	30-Jun-20	TE
11437	LINCOLN TITLE INSURANCE AGENCY	3-Jun-02	30-Jun-20	TS
11437	LINCOLN TITLE INSURANCE AGENCY	3-Jun-02	30-Jun-20	TS

Title Agent Licensing				
June 2018				
New Licenses:				
Indiv ID	Name	Orig Issue Date	Expr Date	QualCd
1769308	BANZHAF, EDEN	22-Jun-18	28-Feb-21	TE
1723050	BOLDT, AMBER	18-Jun-18	31-Jan-21	TS
1767243	CARRUTH, KIM	20-Jun-18	30-Apr-21	TS
1767078	CHRISTENSEN, KRISTEEN	19-Jun-18	31-Aug-20	TS
1767662	CONDIE, MONICA	11-Jun-18	30-Nov-20	TE
1766586	MASON, MARTI	8-Jun-18	31-Jul-20	TE
1768353	MCBRIDE, KAITLIN	18-Jun-18	30-Sep-20	TE
1723778	MCMURTREY, MILEAHA	18-Jun-18	31-Jan-21	TE
1767711	MECHAM, TANNER	20-Jun-18	31-Jan-21	TE
1762992	NESSLER, ANABELIA	8-Jun-18	31-Jan-21	TS
1762993	RICHINS, RACHEL	8-Jun-18	31-Aug-20	TMR
42167	SAMPSON, GREGORY	19-Jun-18	31-Oct-20	TMR
1752724	SIMBOLI, MADDELYN	1-Jun-18	30-Sep-20	TS
1767688	SKOG, SPENCER	18-Jun-18	31-Mar-21	TS
1764537	THOMPSON, CHRIS	6-Jun-18	31-Aug-20	TS
Renewed Licenses:				
Indiv ID	Name	Orig Issue Date	Expr Date	QualCd
1477295	ANDERSON, JASON	21-Feb-12	30-Jun-20	TS
100959	ANDERSON , BRIAN	26-Apr-04	30-Jun-20	TS
6190	ANTHONY, SUE	31-May-94	30-Jun-20	TE
36357	BAGLEY, LARELL	10-Dec-75	30-Jun-20	TE
36357	BAGLEY, LARELL	10-Dec-75	30-Jun-20	TS
34187	BARNES, JEFFREY	9-Mar-05	30-Jun-20	TE
34187	BARNES, JEFFREY	27-Sep-99	30-Jun-20	TS
69611	BLANCO, NANCY	10-Sep-01	30-Jun-20	TS
1568553	BOWLES, TIFFANY	13-May-14	30-Jun-20	TE
38697	BROWN, LONNY	24-Feb-94	30-Jun-20	TS
38697	BROWN, LONNY	31-Mar-95	30-Jun-20	TE

Renewed Licenses:				
Indiv ID	Name	Orig Issue Date	Expr Date	QualCd
1654276	CHECKETTS, BRANDON	24-Mar-16	30-Jun-20	TMR
74754	CHILD, ALAN	22-Dec-04	30-Jun-20	TS
27926	CHILD, PAUL	10-Apr-95	30-Jun-20	TE
74754	CHILD, ALAN	19-Jun-03	30-Jun-20	TE
27926	CHILD, PAUL	16-Jun-94	30-Jun-20	TS
74754	CHILD, ALAN	7-Mar-02	30-Jun-20	TMR
34017	DAVIS, REBECCA	12-Feb-98	30-Jun-20	TE
37409	DAY, MARK	22-Apr-82	30-Jun-20	TS
37409	DAY, MARK	22-Apr-82	30-Jun-20	TE
45853	DECARIA, DOUGLAS	29-Feb-84	30-Jun-20	TE
45853	DECARIA, DOUGLAS	29-Feb-84	30-Jun-20	TS
125664	DECKER, JAMI	14-Feb-06	30-Jun-20	TE
6723	DENUNZIO, PATTIE	26-Jul-93	30-Jun-20	TMR
6723	DENUNZIO, PATTIE	29-Jan-04	30-Jun-20	TE
32855	EDWARDS, LADAWN	16-Jun-93	30-Jun-20	TE
68166	EGAN, MERI	27-Jul-01	30-Jun-20	TE
36747	FRY, SHELLY	27-Apr-90	30-Jun-20	TE
43972	GILES, STEPHEN	13-Oct-99	30-Jun-20	TE
130627	GORE, CHANEL	16-Jun-06	30-Jun-20	TE
1572805	HALVORSEN, COLTON	15-Apr-16	30-Jun-20	TE
122146	HIATT, JENNA	18-May-06	30-Jun-20	TE
122146	HIATT, JENNA	16-Dec-05	30-Jun-20	TS
36219	HICKMAN, STACEY	17-Jun-98	30-Jun-20	TMR
36219	HICKMAN, STACEY	10-Feb-05	30-Jun-20	TE
45020	HOUGHTON, SUSAN	14-Oct-93	30-Jun-20	TS
45020	HOUGHTON, SUSAN	19-May-04	30-Jun-20	TE
130679	HUNTER, TIFFANY	27-Jun-06	30-Jun-20	TE
32281	IVERSON, ERIC	8-Apr-94	30-Jun-20	TE
76978	JOHNSON, KIRK	8-May-02	30-Jun-20	TMR
76978	JOHNSON, KIRK	21-May-09	30-Jun-20	TE
34177	JOHNSON, SHAUNA	8-Apr-94	30-Jun-20	TS
1361261	MCCLEERY, BRIGGETT	15-May-08	30-Jun-20	TE

Renewed Licenses:				
Indiv ID	Name	Orig Issue Date	Expr Date	QualCd
101657	MCCOY, ALISON	13-May-04	30-Jun-20	TE
101657	MCCOY, ALISON	7-Sep-04	30-Jun-20	TS
1632239	MCQUARRIE, JUSTIN	29-Oct-15	30-Jun-20	TMR
39866	MILLER, LARALI	21-Dec-93	30-Jun-20	TE
40936	MONEY, SHAUNA	9-Jul-98	30-Jun-20	TE
40936	MONEY, SHAUNA	5-Mar-98	30-Jun-20	TMR
42851	MURPHY, MICHAEL	6-Jan-00	30-Jun-20	TS
42851	MURPHY, MICHAEL	10-Nov-03	30-Jun-20	TE
32820	McQueen, Sunnie	11-Apr-96	30-Jun-20	TE
35992	NEWELL, SEAN	1-May-95	30-Jun-20	TS
1547192	NEWMAN, RODNEY	21-Nov-13	30-Jun-20	TE
1547192	NEWMAN, RODNEY	27-Mar-17	30-Jun-20	TS
130631	PEARCE, NATASHA	28-Nov-16	30-Jun-20	TS
130631	PEARCE, NATASHA	16-Jun-06	30-Jun-20	TE
1491759	PECZUH, TAMIE	22-Aug-13	30-Jun-20	TE
130855	PETERSEN, CODY	29-Jun-06	30-Jun-20	TE
31223	PINDER, KEVIN	9-Dec-94	30-Jun-20	TE
122006	PLEWE, JARED	1-Dec-05	30-Jun-20	TE
16697	ROBINS, VICKY	13-Sep-99	30-Jun-20	TE
130674	ROBINSON, RANDI	23-Jun-06	30-Jun-20	TE
37633	SCARTEZINA, JODIE	22-Dec-95	30-Jun-20	TE
38004	SIMPSON, BRETT	8-Aug-89	30-Jun-20	TE
102929	SMITH, WENDY	17-Jun-04	30-Jun-20	TE
117304	STANTON, TRUDY	19-Aug-05	30-Jun-20	TS
55193	Schiffman, Nikole	19-Mar-99	30-Jun-20	TS
35995	WEBSTER, JAMI	21-Feb-96	30-Jun-20	TE

Approval Date	2nd Quarter 2018 Approved Title Courses	Provider Name	Totals
April-18			14
4/2/2018	April 2018 Closer Training	Southern Utah Title Ins Co	
4/4/2018	What You Should Know about FIRPTA	Novation Title Insurance Agency	
4/5/2018	High Liability CPLs, Stamping RESPA on Docs, Courtesy Filling	First American Title Ins Co	
4/5/2018	Real Estate Sales Disclosures	US Title Insurance Agency	
4/5/2018	FIRPTA and Other Issues Related to Foreign Sellers	US Title Insurance Agency	
4/5/2018	Real Estate Sales and Homeowners' Associations	US Title Insurance Agency	
4/17/2018	What YOU Can Do To Prevent Cyber Fraud	Backman Title Services LTD	
4/17/2018	Legislative Update & Common Title Issues	Backman Title Services LTD	
4/17/2018	Cyber Security	Backman Title Services LTD	
4/20/2018	SSU - Title Insurance and Cannabis: Stirring the Pot	Old Republic National	
4/20/2018	Claim Trends	First American Title Ins Co	
4/23/2018	Opportunity and Advantages of Home Warranty Contract Disclosure	First American Home Warranty	
4/23/2018	Nuts and Bolts of Bankruptcy Webinar	North American Title Ins Co	
4/24/2018	Elder Financial Abuse	First American Title Ins Co	
May-18			3
5/10/2018	Distinguishing ALTA Loan Policies	Westcor Land Title Insurance	
5/11/2018	May 2018 Closer Training	Southern Utah Title Ins Co	
5/29/2018	Review Recent Utah Appellate Decisions	First American Title Ins Co	
Jun-18			9
6/6/2018	Title Insurance: The Contract	Cottonwood Title	
6/11/2018	June 2018 Closer Training	Southern Utah Title Co	
6/12/2018	Cybersecurity Musts & Busts Webinar	North American Title Ins Co.	
6/13/2018	Cyber Security: Don't be a Statistic	First American Title Ins Co	
6/26/2018	Cybersecurity and Wire Fraud	ULTA	
6/26/2018	Utah Legislative Update and Forecast	ULTA	
6/26/2018	Uniform Real Estate Purchase Contracts	ULTA	
6/26/2018	Utah Underwriter Panel	ULTA	
6/26/2018	ALTA's Strategic Priorities to Advance the Industry	ULTA	

Title and Escrow Commission Proposed Reporting by Utah Insurance Department

Utah law requires that the Insurance Department report certain information to the Title and Escrow Commission. The Department proposes to make the following reports of the following information in the following manner:

- Penalties. At each monthly meeting, the Department's Property and Casualty Division will submit for concurrence a written report of penalties that have been imposed on title licensees. This report satisfies the requirements of Utah Code § 31A-2-404(1)(b).
- Licenses. At each monthly meeting, the Department's Producer Licensing Division will submit for concurrence a written report of the names of individuals and agencies for whom a title-related license has been issued or renewed. This report satisfies the requirements of Utah Admin. Code R592-1-5(1), (2).
- Exemptions. At each monthly meeting, the Producer Licensing Division will submit for concurrence a written report of the names of attorneys for whom the Department has preliminarily approved exemption from the time requirement for an agency license. This report satisfies the requirements of Utah Admin. Code R592-8-5(4), (5).
- CE courses. On a quarterly basis, the Producer Licensing Division will "provide a [written] report to the Commission . . . listing new continuing education courses approved pursuant to this section." Utah Admin. Code R592-7-4(4).
- Investigations. Annually, the Property and Casualty Division will provide to the commission a written report that contains the number and type of complaints involving the title insurance industry, the action taken concerning each of those complaints, and the length of time that the complaint file was open. This report satisfies the requirements of Utah Code § 31A-2-404(5).

R592. Insurance, Title and Escrow Commission.

R592-10. Title Insurance Regulation Assessment for Agency Title Insurance Producers and Title Insurers.

R592-10-1. Authority.

This rule is promulgated by the Title and Escrow Commission (Commission) pursuant to Subsections:

(1) 31A-2-404(2)(d) which requires the Commission to determine by rule the assessment required by 31A-23a-415; and

(2) 31A-23a-415(2)(d) which requires the Commission to establish the amount of costs and expenses that will be covered by the assessment.

R592-10-2. Purpose and Scope.

(1) The purposes of this rule are to:

(a) establish the categories of costs and expenses incurred by the department in administering, investigating and enforcing the provisions of Title 31A, Chapter 23a, Parts IV and V related to the marketing of title insurance and the audits of agency title insurance producers;

(b) require the reporting by an agency title insurance producer and a title insurer of the mailing address and physical location of each office in each county where the agency title insurance producer or title insurer maintains an office;

(c) establish a calculation method for the calculation of the number of agency title insurance producer or title insurer offices; and

(d) determine the premium year used in calculating the assessment of title insurers.

(2) This rule applies to all title insurers and agency title insurance producers.

R592-10-3. Definitions.

(1) For the purpose of the rule the Commission adopts the definitions as set forth in Sections 31A-1-301, 31A-2-402, and the following:

(a) "Office" means each physical location of an agency title insurance producer or a title insurer in a county. Office includes any physical location that is open and available to the public.

R592-10-4. Costs and Expenses.

The amount of costs and expenses that will be covered by the assessment imposed by 31A-23a-415 for any fiscal year in which an assessment exists:

(1) will be for a Market Conduct Examiner I as determined by the department's budget as approved by the Utah State Legislature, including any approved salary increases or increases in benefits; and

(2) will include the following expenses:

(a) salary and state paid benefits;

(b) travel expenses, including daily vehicle expenses;

(c) computer hardware and software expenses;

(d) e-commerce expenses;

(e) wireless communications expenses; and

(f) training expenses.

R592-10-5. Office Report.

(1) An agency title insurance producer and a title insurer shall submit a completed Office Report Form not later than 30 days after the date a change described below occurs in a county where the agency title insurance producer or title insurer maintains an office:

- (a) the opening or closing of an office;
- (b) a change of address of an office; or
- (c) a change in the manager of an office.

(2) An Office Report Form shall be submitted electronically via email to licensing.uid@utah.gov.

(3) The department's Office Report Form, which is available on the department's website, shall be used to report changes in offices.

(a) An actual copy of the form may be used or may be adapted to a particular word processing system.

(b) If adapted, the content, size, font, and format must be similar.

R592-10-6. Calculation Method for the Calculation of the Number of Agency Title Insurance Producer Offices.

(1) All offices reported in accordance with Section R592-10-5 will be included in the calculation of the title insurance assessment.

(2) An annual assessment calculation for an agency title insurance producer or title insurer that is calculated using incorrect numbers of offices because the number of offices was incorrectly reported will not be recalculated.

(3) An agency title insurance producer or title insurer found to have improperly reported their offices may be subject to penalties in accordance with Section R592-10-9.

R592-10-7. Premium Year for Title Insurer Assessment.

(1) The title insurance assessment shall be calculated using direct premiums written during the preceding calendar year.

(2) The direct premiums written shall be taken from the insurer's annual statements for that year.

R592-10-8. Assessment Payment.

(1) An annual assessment shall be paid by the due date on the invoice.

(2) Payments shall be made in accordance with R590-102, Insurance Department Fee Payment Rule.

R592-10-9. Penalties.

A person found, after a hearing or other regulatory process, to be in violation of this rule shall be subject to penalties as provided under 31A-2-308.

R592-10-10. Enforcement Date.

The commissioner will begin enforcing this rule 45 days from the rule's effective date.

R592-10-11. Severability.

If any provision or clause of this rule or its application to any person or situation is held invalid, that invalidity will not affect any other provision or application of this rule which can be given effect without the invalid provision or application, and to this end the provisions of this rule are declared to be severable.

KEY: title insurance

Date of Enactment or Last Substantive Amendment: May 19, 2009

Notice of Continuation: July 12, 2013

**Authorizing, and Implemented or Interpreted Law: 31A-2-201;
31A-23a-415**