

# HOUSE BILL NO. 5598

March 20, 2024, Introduced by Reps. Liberati, McFall, Farhat, Shannon, Snyder, Scott, McKinney, Brenda Carter, Tyrone Carter and Whitsett and referred to the Committee on Local Government and Municipal Finance.

A bill to amend 1883 PA 98, entitled  
"An act to punish persons who procure or place upon record spurious or fraudulent conveyances of real estate, with intent to deceive,"  
by amending the title and section 1 (MCL 565.371).

## THE PEOPLE OF THE STATE OF MICHIGAN ENACT:

1 TITLE  
2 An act to ~~punish~~ **prohibit** persons who ~~procure or place from~~  
3 **procuring or placing** upon record spurious or fraudulent conveyances  
4 of real estate, with intent to deceive; **to prohibit drafting or**  
5 **submitting to the register of deeds a fraudulent document; and to**

1 **prescribe penalties.**

2       Sec. 1. **(1)** ~~That whoever~~ **A person who** procures or places upon  
3 record any conveyance of real estate ~~,~~ with intent to deceive any  
4 person as to the ~~identity of the grantor mentioned in such~~  
5 ~~conveyance, shall upon conviction be punished~~ **veracity of the**  
6 **contents of the document recorded is guilty of a felony punishable**  
7 by imprisonment ~~in the state prison at hard labor,~~ **for** not to  
8 exceed ~~more than 3 years,~~ **or** by a fine **of** not exceeding ~~5,000~~  
9 ~~dollars, more than \$5,000.00,~~ **or both.** ~~, in the discretion of the~~  
10 ~~court.~~

11       **(2)** A person who knowingly and willfully drafts or submits a  
12 fraudulent document to be filed and recorded with a register of  
13 deeds in this state is guilty of a felony punishable by  
14 imprisonment for not more than 10 years, a fine of not more than  
15 \$5,000.00, or both.

16       **(3)** If the register of deeds believes a document was submitted  
17 to the register of deeds in violation of this section, the register  
18 of deeds may provide evidence of the violation to the county  
19 prosecutor in the county where the register of deeds is located.