

Are Title Thieves Really Stealing Utah Homes?



QR for KSL-TV
Story

Perhaps you have heard about informercials advertising services that promise to alert homeowners if someone has fraudulently stolen the title to their property. While this type of fraud is possible, it is very uncommon and unlikely to occur. Earlier this year several local media outlets sought answers from experts about title thieves, including this story from KSL-TV's Matt Gephardt and Sloan Schrage: www.ksl.com/article/50334898/ads-claim-title-thieves-can-steal-your-home-but-can-you-really-lose-your-house

Benefits of Title Insurance –

Built in coverage for marketable title, fraud & forgery

Though not featured in the news coverage, many homeowners already benefit from title insurance policies purchased when they bought their property. An Owner's policy contains coverage for unmarketable title and many policies purchased since 2008 already contain insurance for post policy forgery and fraud and post policy clouds on title. Coverage varies, and deductibles may apply depending on the policy type, but many policy holders may already have insurance up to 150% of the original purchase price.



Salt Lake County
Property Watch

Property Watch - Free Service in Salt Lake & Washington County

Property watch is a free service offered through some Utah counties that allows residents to keep track of recorded changes to their property. After signing up, property owners are notified through email anytime a document records that affects the property. This service is available in the following counties:

Washington: <https://www.washco.utah.gov/2021/11/04/sign-up-for-property-watch/>

Salt Lake: <https://slco.org/data-services/PropertyWatch/PropertyWatch.aspx>

Uintah: <https://co.uintah.ut.us:8443/ords/ucdev/r/property-watch-signup/home>



Washington County
Property Watch

Corporate

Phone (801) 288-8818

Bountiful

Phone (801) 295-7676

Layton

Phone (801) 774-8818

Farmington

Phone (801) 683-4440

Midvale

Phone (801) 263-1500

Ogden

Phone (801) 475-6100

Provo

Phone (801) 224-9020

Lehi

Phone (385) 336-8390

Salt Lake

Phone (801) 433-0506

St. George

Phone (435) 688-8808