



NEWS RELEASE

Arizona House of Representatives

Representative Selina Bliss (R-1)

1700 West Washington • Phoenix, Arizona • 85007

Thursday, February 19, 2026
FOR IMMEDIATE RELEASE

Rep. Selina Bliss' HB 2080 Passes House Government Committee to Crack Down on Deed Fraud

Unanimous bipartisan vote advances photo ID checks, owner alerts, tougher penalties, and stronger notary safeguards

STATE CAPITOL, PHOENIX – State Representative Selina Bliss, Chairman of the Arizona House Health and Human Services Committee, announced today that [House Bill 2080](#) passed the House Government Committee unanimously with bipartisan support. The bill targets deed and title fraud for homeowners and businesses by requiring photo ID for in-person recordings, adding opt-in property owner alerts, strengthening notary safeguards, and increasing penalties for filing forged or fraudulent real estate documents.

“Deed fraud is a direct attack on a person’s home, their savings, and the work of a lifetime,” said Representative Selina Bliss. **“HB 2080 adds clear identity checks when documents are recorded in person, keeps private ID information out of public view, and gives property owners an early warning when ownership or mailing records change. It also raises the consequences for filing forged real estate documents and strengthens notary safeguards that deter impersonation. This bill protects homeowners and puts criminals on notice.”**

HB 2080 requires anyone recording documents in person at a county recorder’s office or recording kiosk to present valid photo identification. The requirement does not apply to documents submitted by escrow and title professionals, banks and credit unions, Arizona attorneys, or government entities. County recorders may not keep a copy of the identification, and any limited ID information recorded for the transaction is confidential and not subject to public records requests.

HB 2080 also directs county assessors to establish a voluntary opt-in notification system by January 1, 2027, to alert participating property owners when the assessor receives notice of a change in ownership or a change to the owner’s mailing address. The bill expands affidavit of legal value information by requiring buyer and seller phone numbers and allowing additional contact information, including email addresses.

Finally, HB 2080 increases the criminal penalty for knowingly submitting a false claim or forgery involving real property from a class 1 misdemeanor to a class 4 felony. The bill also requires notaries to capture a signer’s thumbprint, or another available fingerprint when necessary, in the notary journal for specified real-property documents and powers of attorney, with limited exceptions.

HB 2080 now heads toward a full vote of the House.

Selina Bliss is a Republican member of the Arizona House of Representatives, serving Legislative District 1 in Yavapai County, and Chairman of the House Health and Human Services Committee. Follow her on X at @SelinaBliss.

###