



# TREVOR J. ADDISON

CLERK OF SUPERIOR COURT • CLERK OF STATE COURT • CLERK OF JUVENILE COURT

Putnam County Courthouse • 100 South Jefferson Avenue • Suite 236 • Eatonton, Georgia 31024  
TEL: 706-485-4501 • FAX: 706-485-2875 • [www.putnamcourtclerk.org](http://www.putnamcourtclerk.org)

**FOR IMMEDIATE RELEASE | 25 November 2024**  
***HB 1292 Changes to Real Estate Filing – Effective 1/1/2025***

Georgia law is changing with the enactment of HB 1292, which will require the following modifications for real estate filings, effective January 1, 2025:

### Key Changes:

- **Mandatory eFiling for All Self-Filers:**  
All self-filers of real estate documents are required to eFile.
- **Identity Verification Requirement:**  
Individuals eFiling real estate documents must have their identity verified through the Clerks' Authority eFile portal at <https://efile.gsccca.org>. **There are no exceptions.**

### Exemptions:

Certain groups are exempt from the eFiling requirement and may still file paper documents:

- Georgia-licensed attorneys
- Georgia-licensed or exempt mortgage lenders
- Mortgage servicers (as defined in 12 C.F.R. Section 1024.2)
- Georgia-licensed surveyors
- Georgia-licensed title insurance companies
- Georgia-licensed real estate brokers or salespersons
- Public officials

**Note:** If any of the exempt groups choose to eFile, they must still undergo identity verification, just as self-filers do.

### eFiling Process:

- **Identity Verification:** All individuals eFiling documents must complete identity verification, which includes photographic verification. The Clerks' Authority's system will maintain account holder status once verification is completed.
- **eFiling Portal:** The ONLY authorized portal for eFiling real estate documents is the Clerks' Authority eFile portal at <https://efile.gsccca.org>.
- **Documents Affected:** Effective January 1, 2025, all real estate documents, including liens and plats, must be eFiled with ID verification. **UCC documents**, except those filed on real estate records, will not require ID verification when eFiled.

**Additional Information:** For full details on the Real Estate Recording Rules for the State of Georgia, effective January 1, 2025, please refer to the [Georgia Real Estate eRecording Rules](#)

Sincerely,

**Trevor J. Addison**  
Clerk of Courts