



Nevada Land Title Association

April 3, 2023

Re: NLTA's position on SB 368

Senate Judiciary Committee
401 N. Carson Street
Carson City, NV 89701

Dear Madam Chair and Members of the Senate Judiciary Committee,

On behalf of the Nevada Land Title Association, we would like to go on record in opposition of SB 368.

As a general rule, redacting language in a document that has already been voided and made of no effect, is redundant and costly. In addition, it doesn't change the past. Nor should we try to change history by redacting language or events. History is history for a reason. We often learn from our mistakes by not forgetting history..

Most of the language that is being sought to redact comes from very old documents. These documents are not read that often. So again, the cost to remove is significantly higher than any benefit from redacting.

If this bill is to be passed, we ask that it be modified to include a verification statement on each document being redacted that the only thing that is being redacted are terms that are currently void by existing law? It would then provide assurance to title companies that no other items are being redacted, which might otherwise affect our title insurance policies we issue to homeowners.

Sincerely,

A handwritten signature in black ink, appearing to read "Steve Dover", with a long horizontal flourish extending to the right.

Steve Dover
Nevada Land Title Association
Legislative Committee Chairman
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Email: sdover@ltic.com