

Fifty-sixth
Legislative Assembly
of North Dakota

ENGROSSED HOUSE BILL NO. 1367

Introduced by

Representatives Svedjan, Keiser

1 A BILL for an Act to amend and reenact section 35-01-27 of the North Dakota Century Code,
2 relating to discharge of a satisfied mortgage.

3 **BE IT ENACTED BY THE LEGISLATIVE ASSEMBLY OF NORTH DAKOTA:**

4 **SECTION 1. AMENDMENT.** Section 35-01-27 of the 1997 Supplement to the North
5 Dakota Century Code is amended and reenacted as follows:

6 **35-01-27. Discharge of mortgage or lien on real property ~~must be furnished on~~**
7 **~~demand~~ - Penalty.** ~~When~~ Within sixty days after any mortgage or other lien upon real property
8 ~~has been~~ is satisfied, ~~immediately upon or within thirty days of receipt of a written~~ demand of
9 the owner of the property, whichever is shorter, the owners of the mortgage or other lien shall
10 execute a certificate of discharge duly acknowledged, and cause a satisfaction of record to be
11 entered. The fee for filing the satisfaction must be paid by the owner of the property or added
12 to the debt paid by the owner of the property. Any mortgagee or owner of a mortgage or lien
13 who ~~refuses~~ fails to execute or deliver a discharge or to enter a satisfaction as ~~herein~~ provided
14 under this section is liable to the owner of the property for all damages sustained ~~by reason as~~
15 a result of such the refusal and exemplary damages of one hundred dollars.