**HB 1292 e-Filing Mandatory/Requirements**

**Real Estate Filing Requirements**

The Cherokee County Clerk of Courts announces significant modifications to the real estate filing requirements for "self-filers" and all submitters filing electronically in the state of Georgia, following the passage of House Bill 1292 during the 2024 legislative session.

**Self-filer Mandatory Electronic Filing**

Effective January 1, 2025, individuals classified as "self-filers" who submit documents to the clerk's office will be mandated to file these documents electronically. A self-filer is defined as an individual participating in a real estate transaction who does not hold a license in professions such as real estate, law, or banking, nor is included among the parties specified in OCGA 44-2-2.

**Identity Verification**

Effective January 1, 2025, anyone who files real estate documents electronically will be required to upload their government-issued ID (this could include a driver’s license, passport, etc.). The ID will be verified before the filer is allowed to proceed with the filing. O.C.G.A. § 44-2-39(b)(1) However, you don’t have to wait until 2025, you can log into your GSCCCA account now, follow the prompts and verify your identification. If you are a new filer, you may create an account and follow the prompts. For additional information, please see the GSCCCA e-Filing Portal Identity Verification Guide on <https://efile.gsccca.org/Home.aspx>. It can be found by clicking on the “Support” tab, then click on “Identity Verification Guide.”

HB 1292, passed by the Georgia General Assembly, is an effort to combat deed fraud in Georgia by requiring that the filer provide a valid ID at the time of e-Filing.

The GSCCCA’s Board of Directors adopted revised URPERA rules which can be found online <https://www.gsccca.org/learn/efiling-information/urpera-rules>.

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