



2019 TITLE RATE CHANGES

As of September 1, 2019, there will be a change to the basic premium rate for title insurance including an overall adjustment of -4.9 percent. The Texas Commissioner of Insurance has issued an order adjusting the basic premium rate for title insurance and amending R-5, R-8 and R-20.

Summary of Changes:

- **Basic Premium Rate** – Includes an overall rate adjustment of -4.9 percent, a starting base rate of \$25,000 and three new rate tiers for policies with face values over \$25, \$50 and \$100 million.
- **Refinance Rate Amendment** – Amends Rate Rule R-8 to provide for a 50 percent credit within the first four years and a 25 percent credit between four and eight years.
- **Simultaneous Issue Discount Expansion in R-5** – Allows a simultaneous issue rate credit for 90 days on transactions \$5 million and above. The premium is \$100 for each loan policy under these circumstances.
- **Construction Credit Expansion in R-20** – An extension of the credit for developers of large construction projects from one year to two years with a simultaneous issue rate for the loan policy.

The new rates will go into effect on all transactions that close (the date the papers are signed) starting on September 1, 2019.

Read the Order and View the Amendments

These changes are outlined in TDI's adoption order. The revised rate chart and amended rules can be found in the following exhibits:

Exhibit A – Basic Premium Rates; Calculation for Policies in Excess of \$100,000 with Examples

Exhibit B – (R-5) Simultaneous Issuance of Owner's and Loan Policies

Exhibit C – (R-8) Loan Policy on a Loan to Take Up, Renew, Extend, or Satisfy an Existing Lien(s)

Exhibit D – (R-20) Owner's Policy After Construction Period

Please feel free to contact your escrow officer if you have any questions about the new rates. If you would like printed rate cards or need help using our online calculator, please contact one of business development representatives.