Virtual Meeting

TITLE INSURANCE (C) WORKING GROUP
June 18, 2026 / June 9, 2026

Summary Report

The Title Insurance (C) Working Group met June 18 and June 9, 2026.

1. During its June 18 meeting, the Working Group:
   A. Adopted its June 9 minutes.
   B. Heard a presentation from CertifID and the American Land Title Association (ALTA) on the growing fraud risks affecting real estate and title transactions, including wire fraud, seller impersonation, deed fraud, synthetic identities, and artificial intelligence (AI)-enabled schemes. Key takeaways included the need for stronger identity and payment verification, secure communications, consumer education (CE), incident response planning, and clarity on how fraud-prevention costs should be handled. ALTA also explained that ALTA 49 and ALTA 49.1 endorsements are limited tools intended to provide targeted protection for certain post-policy fraud and forgery risks, subject to underwriting requirements.

2. During its June 9 meeting, the Working Group:
   A. Adopted its 2025 Fall National Meeting minutes.
   B. Discussed updates to the work plan based on feedback from an April 24, 2026, email sent to the full distribution list requesting input on the Working Group's planned activities. The additions included proposed presentations on fraud trends; fraud and forgery in refinance claims; recent notary, seller impersonation, and deed fraud cases; mortgage lender and loan originator regulatory updates; and the Federal Housing Finance Authority (FHFA) Title Acceptance Project. The revised work plan also added CE deliverables; Shopping Tool modernization items; a possible title agency field visit; state discussion topics; and further review of enforcement actions, affiliated business arrangements, state law changes, and alternative title products.
   C. Heard a presentation on the American Academy of Actuaries' (Academy's) title-related research. The Academy's research is moving from descriptive expense analysis toward a more detailed multivariate review of factors affecting title insurance expenses. Stakeholders generally supported the analysis but identified several areas for further review, including affiliated and unaffiliated agency operations, residential versus commercial expenses, in-house versus contracted functions, automation, economies of scale, profit margins, title plant costs, fraud and forgery trends, and actual losses from closing protection letters. The Academy plans to issue an issue brief and technical appendix and continue reviewing available state data calls.