



Cherokee County Justice Center
90 North Street, Suite G-170
Canton, Georgia 30114
cherokeecourtclerk.com
678-493-6511

HB 1292 Modifies Georgia Law and requirements:

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.

Effective January 1, 2025:

- All self-filers **MUST** eFile real estate documents.
- All individuals eFiling **MUST** have their identity verified through the Clerks' Authority eFile portal, <https://efile.gsccca.org>. There are no exceptions.
- These Groups may file via paper:
 - Georgia-licensed attorneys,
 - Mortgage lenders, (Georgia licensed or exempt)
 - Mortgage servicers, (as such term is defined in 12 C.F.R. Section 1024.2)
 - Federally insured bank or credit unions
 - Georgia -licensed surveyors,
 - Title insurance companies, (Georgia licensed)
 - Georgia-licensed real estate brokers or salespersons,
 - Any public official.

***PLEASE NOTE: However, if a filer from one of the eight groups listed above chooses to eFile, they MUST have their identity verified, just as self-filers.**

- Identity verification of individuals electronically filing is performed by the Clerks' Authority
- The Clerks' Authority's eFiling portal, <https://efile.gsccca.org>, is the **ONLY** portal through which real estate documents can be eFiled.
- All real estate documents, including liens and plats, that are eFiled will require ID verification effective January 1, 2025. UCC documents, except those filed on the real estate records, will not require ID verification when eFiled.
- Every person eFiling a real estate document must have successfully completed ID verification, which includes photographic verification. The GSCCCA system maintains the account holder status after verification.
- As adopted by the Board of Directors of the Clerks' Authority, Real Estate Recording Rules for the State of Georgia (effective January 1, 2025) can be found here: https://www.gsccca.org/docs/efiling-documents/gsccca_georgia_real_estate_recording_rules_new.pdf

Stay informed through our website, <https://www.cherokeecourtclerk.com/deeds-and-records>, <https://www.cherokeecourtclerk.com/efiling>, and social media channels, where further updates will be posted.

SUPERIOR COURT:	STATE COURT:	DEED DEPT.678-493-6540	MAGISTRATE COURT ...678-493-6431
CIVIL 678-493-6501	CIVIL678-493-6555	UCC DEPT.678-493-6542	PASSPORTS678-493-6523
CRIMINAL 678-493-6507	CRIMINAL ... 678-493-6550	INTANGIBLE TAX ...678-493-6540	NOTARIES678-493-6582