

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