**NOTICE TO REAL ESTATE SELF FILERS**

**HB 1292 Changes EFFECTIVE 1/1/2025**

Georgia law requires:

* All self-filers MUST **EFile** real estate documents at: <https://efile.gsccca.org>
* All individuals eFiling MUST have their identity verified through the Clerks’ Authority eFile portal, <https://efile.gsccca.org>. There are no exceptions.
* The following groups may file via paper or may choose to efile:
1. Georgia licensed Title Insurance Companies
2. Georgia licensed Attorneys
3. Georgia licensed Real Estate Brokers or Salespersons
4. Bank or Credit Union with Federal Deposit Insurance
5. Georgia licensed or exempt Mortgage Lenders
6. Mortgage servicer (as such term is defined in 12 C.F.R. Section 1024.2)
7. Public official in the capacity of official duties
8. Georgia licensed Land Surveyor

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Before coming to the Clerk’s office to efile a document on our public terminal you must have:

1. An efile account set up at: <https://efile.gsccca.org>

To set up a validated efiling account you will need:

* + a valid email address
	+ a valid driver’s license or government issued photo ID
1. A digital copy of executed document and PT61(if needed)

For questions regarding this, you may contact Kye Gibson, Meriwether Clerk of Superior Court at 706-672-4416.