



## Georgia Authorizes the Use of Live Electronic Notarization for Real-Estate Closings

Effective March 31, 2020, the State of Georgia by [Executive Order](#) of Georgia Governor Brian Kemp authorizes the witnessing and the notarization of legal documents in real property transactions as required by Official Code of Georgia Annotated Sections 44-2-1 et seq. and 45-17-1 et seq. via the use of live electronic video conferencing. If you would like to discuss the changes to notary requirements as a result of this executive order, **contact KPPB LAW at 678-443-2220.**

### Impact on Georgia Law Regarding Notarizing Legal Documents

Witnessing of a recordable instrument in the presence of the notary may be satisfied by using real-time audio-visual communication technology (or any similar real-time means of electronic video conferencing) that allows the parties to communicate with each other simultaneously by sight and sound. The requirement of an in-person witness to attest or acknowledge an instrument, document, or deed may be satisfied by the use of real-time audio-video communication technology or any similar real-time means of electronic video conferencing that allows all of the parties to communicate with each other simultaneously by sight and sound.

#### ► How sign and notarize legal documents via live electronic video conferencing

1. Print the closing package provided by your closing attorney for signing.
2. Contact your Title Company to receive written confirmation that legal documents signed via live electronic video conference will be accepted.
3. Download electronic video conferencing software to your computer or tablet/mobile device. (i.e. Zoom software to your PC at <https://zoom.us/> or the Zoom mobile app to your tablet/mobile device on the Android or iOS app store)
4. Access electronic video conferencing software or app in advance of the scheduled real-estate closing date to ensure the software or application is functioning properly on your electronic device.
5. Review all documents in the real-estate closing package and contact KPPB LAW prior to closing date with any questions.

#### ► Electronic notary services provided by KPPB LAW

- Access to secure electronic video conferencing.
- Notary services via live electronic video conferencing.
- Recorded live electronic video conference witnessing or notarization of legal documents and securely maintain the recording along with all real property transaction related documents.
- Response to questions regarding the implications of this executive order.

