

Protecting American Homeowners

Why Secure Property Rights Matter

Unlike most forms of insurance that primarily pay claims after a loss, title insurance works by identifying and resolving problems before a property transaction closes.

WHAT THOUGHT LEADERS NEED TO KNOW

Title insurance is more than a real estate closing cost. It is part of the critical infrastructure that protects America's property rights, supports the housing market and reduces risk throughout the economy.

The Numbers Behind the Issue

\$600 billion

Estimated average annual title risk exposure prevented through title search, examination and curative work. ¹

\$1 trillion

Potential exposure during peak real estate years if title defects were left unresolved. ¹

3,500+

County recorder offices maintain public land records across the United States. ²

155,000

Americans employed throughout the title insurance industry. ³

22 hours

Average time spent examining a typical title file.

45 hours

Average time spent on complex transactions.

Why It Matters

Title insurance professionals help:

- Verify legal ownership
- Identify liens and unpaid judgments
- Resolve boundary disputes
- Correct recording errors
- Cure defects before closing
- Protect homeowners, lenders and taxpayers from costly litigation

BPA Bottom Line

Title insurance is not simply an insurance product. It is a preventive risk management system that helps maintain the integrity of America's property records and supports one of the nation's most important economic assets: secure property ownership.

FACT VS. FICTION

- **Fiction:** Few title insurance claims mean the product isn't necessary.
- **Fact:** Low claims are evidence that title professionals identify and resolve problems before they become expensive legal disputes.
- **Fiction:** County governments guarantee property ownership.
- **Fact:** County recorders preserve documents. They generally do not verify their accuracy or determine legal ownership.
- **Fiction:** Waiving title insurance lowers housing costs without consequences.
- **Fact:** Waiving title insurance or eliminating title examination shifts risk to homeowners, lenders and taxpayers while weakening the long-term integrity of public land records.

STRONG FOUNDATIONS

Strong property rights are foundational to:

- Homeownership
- Small business investment
- Mortgage lending
- Economic growth
- Community development
- Generational wealth

Weakening the systems that protect those rights can increase litigation, uncertainty and long-term costs across the housing market.

¹Study: Title Industry Mitigates Over \$600 Billion in Estimated Risk Exposure Annually.

²United States Counties

³Small Business-Dominated Title Industry Generates \$30 Billion Annually to U.S. GDP, New Study Finds