A Few Facts about
THE UNIFORM REAL PROPERTY TRANSFER-ON-DEATH ACT

PURPOSE: The Uniform Real Property Transfer-on-Death Act (URPTODA) provides a simple process for the non-probate transfer of real estate. The act allows an owner of real property to designate a beneficiary to automatically receive the property upon the owner’s death without probate. The property passes by means of a recorded transfer-on-death (TOD) deed. During the owner’s lifetime, the beneficiary of a TOD deed has no interest in the property and the owner retains full control.

ORIGIN: Completed by the Uniform Law Commission in 2009.

ENDORSED BY: AARP, the American Bar Association Commission on Law and Aging, and the American College of Real Estate Lawyers (ACREL).

APPROVED BY: American Bar Association

ENACTED BY:

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