

SB 6383 - DIGEST

Provides that, in an unlawful detainer action involving a distressed property: (1) The plaintiff shall disclose to the court whether the defendant previously held title to the distressed property, and explain how the plaintiff came to acquire title;

(2) A defendant who previously held title to the distressed property shall not be required to escrow any money pending trial when a material question of fact exists as to whether the plaintiff acquired title from the defendant directly or indirectly through a distressed property conveyance;

(3) There must be both an automatic stay of the action and a consolidation of the action with a pending or subsequent quiet title action when a defendant claims that the plaintiff acquired title to the distressed property through a distressed property conveyance.