

**From:** [Zechariah Eckrich](#)  
**To:** [SoS Rulemaking](#)  
**Subject:** [EXTERNAL] CO SOS Rule comment - Addition to Current Proposed Rule 2.4  
**Date:** Tuesday, December 26, 2023 3:48:43 PM

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Thank you for your time and I hope this correspondence finds you in good health. I wish to convey that I do not agree with the new rule 2.4 unless the following 2 rules are inserted into it. First, is Option 1 as delineated in "Exhibit A - LTAC Comments to SOS Proposed Rule 2.4 to 8 CCR 1505-11," dated December 18, 2023, prepared by Penny McKelroy, CTIS, CESS President and Second, is Lindy Rich Services new additional verbiage. Both of these are below so that you can see and understand what I am asking for

**2.4.3 RULE 2.4 SHALL NOT APPLY TO SERVICES PROVIDED IN CONJUNCTION WITH THE BUSINESS OF TITLE INSURANCE, AS DEFINED IN C.R.S. 10-11-102(3), TO CLOSING AND SETTLEMENT SERVICES, AS DEFINED UNDER C.R.S. 10-11-102(3.5), OR TO SETTLEMENT SERVICES, AS DEFINED UNDER C.R.S. 10-11-102(6.7).**

**AND**

**2.4.4 RULE 2.4 SHALL NOT APPLY IN INSTANCES WHERE THE NOTARY IS ENGAGED IN A FLAT-RATE ARRANGEMENT. THESE CIRCUMSTANCES PERTAIN TO SITUATIONS WHEREIN THE NOTARY IS NOT DIRECTLY ENGAGED BY A CONSUMER. IN SUCH CASES, THE NOTARY PROVIDES SERVICES ENCOMPASSING NOTARIAL CERTIFICATES, WHERE THE FEE REMAINS CONSTANT AND IS NOT CONTINGENT UPON THE NUMBER OF NOTARIAL CERTIFICATES BUT RATHER IS INCLUSIVE WITHIN THE PREDETERMINED FEE STRUCTURE.**

It is imperative that we emphasize the importance of incorporating Option 1, specifically 2.4.3, and Lindy Riches 2.4.4 to ensure the seamless execution of our duties. The absence of this provision in the legislation poses a severe threat to our ability to carry out our responsibilities effectively, ultimately compromising the protection of real estate transactions for consumers.

I appreciate your attention to this critical matter.

Best regards,

Zechariah Eckrich (A Rich)



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