
THE GENERAL ASSEMBLY OF PENNSYLVANIA

HOUSE RESOLUTION

No. 1073 Session of
2015

INTRODUCED BY PETRI, CALTAGIRONE, CORBIN, DIAMOND, PHILLIPS-
HILL, SAYLOR AND WATSON, OCTOBER 17, 2016

REFERRED TO COMMITTEE ON JUDICIARY, OCTOBER 17, 2016

A RESOLUTION

1 Directing the Legislative Budget and Finance Committee to
2 conduct a comprehensive review of the scope of records
3 maintained and fees collected by the county recorder of deeds
4 offices in this Commonwealth and to make recommendations.

5 WHEREAS, Under the Constitution of Pennsylvania, each of the
6 67 counties in this Commonwealth elects a recorder of deeds who
7 is responsible for the preservation of records relating to real
8 property in the county, for recording oaths and commissions of
9 each county officer, notary public and district justice and for
10 collecting both State and local taxes on real estate transfers;
11 and

12 WHEREAS, The fees involved in recording a document are set in
13 State statute and include levies for specially designated State
14 and local funds that must be paid to the State Treasurer or the
15 county, depending on who is designated to receive the funds; and

16 WHEREAS, State law also permits counties to choose to
17 implement a uniform parcel identifier (UPI) system and to assess
18 additional fees for the certification of each UPI number
19 affected by the recording; therefore be it

1 RESOLVED, That the House of Representatives direct the
2 Legislative Budget and Finance Committee to conduct a
3 comprehensive review of Federal and State laws related to
4 document recording and county recorder of deeds operations and
5 prepare a report of its findings, which shall include the
6 following:

7 (1) The types of records maintained by county recorder
8 of deeds offices and any other responsibilities assigned to
9 the office by statute.

10 (2) Resources needed to support the maintenance of the
11 records and the process for verification of the accuracy of
12 records, both in counties with a UPI system and those without
13 a UPI system.

14 (3) A full listing of the statutory fee structure,
15 including fees returned to the county and to this
16 Commonwealth and any funds to which those fees are specially
17 designated.

18 (4) A cost-effectiveness analysis comparing the varying
19 methods of recording utilized within this Commonwealth.

20 (5) A summary of laws and fee structures for recording
21 of similar documents in other states, which shall include an
22 examination of flat fee recording in the State of Michigan.

23 (6) Recommendations regarding updates to the current
24 structure of applicable fees as relates to the recording of
25 documents to assure that each county recorder of deeds is
26 able to uphold its responsibility for the preservation of
27 records relating to real property in the county as well as
28 recommendations for consistent application of those fees
29 across this Commonwealth so that all residents are treated
30 fairly and uniformly.

1 (7) Recommendations regarding updates to the current
2 structure of fees as relates to the recording of documents
3 that are returned to this Commonwealth or otherwise
4 designated for a special purpose;

5 and be it further

6 RESOLVED, That the Legislative Budget and Finance Committee
7 consult with the County Commissioners Association of
8 Pennsylvania, the Pennsylvania Recorder of Deeds Association,
9 the Pennsylvania Land Title Association, the Property Records
10 Industry Association and the Pennsylvania Bar Association in the
11 preparation of this report; and be it further

12 RESOLVED, That the Legislative Budget and Finance Committee
13 submit a report of its findings to the House of Representatives
14 within one year of the adoption of this resolution.