

THE GENERAL ASSEMBLY OF PENNSYLVANIA

HOUSE BILL

No. 947

Session of
1979

INTRODUCED BY MESSRS. RYAN AND RAPPAPORT, MARCH 28, 1979

AS REPORTED FROM COMMITTEE ON LOCAL GOVERNMENT, HOUSE OF
REPRESENTATIVES, AS AMENDED, JUNE 2, 1980

AN ACT

1 Amending the act of April 1, 1909 (P.L.91, No.53), entitled "An
2 act relating to deeds for conveying or releasing lands,
3 construing words and phrases used therein, and prescribing a
4 form of deed and acknowledgment which may be used for
5 conveying or releasing lands," providing for the description
6 of land conveyed or released in a deed or other instrument by
7 the use of the county tax parcel number of such land.

8 The General Assembly of the Commonwealth of Pennsylvania
9 hereby enacts as follows:

10 Section 1. The act of April 1, 1909 (P.L.91, No.53),
11 entitled "An act relating to deeds for conveying or releasing
12 lands, construing words and phrases used therein, and
13 prescribing a form of deed and acknowledgment which may be used
14 for conveying or releasing lands," is amended by adding a
15 section to read:

16 Section 10. Description by uniform parcel identifier.--In
17 counties requiring by ordinance of their board of county <—
18 commissioners or in counties of the first class by city council
19 the recording of all county tax maps with the recorder of deeds
20 or commissioner of records of such counties in accordance with

1 ADOPTING A UNIFORM PARCEL IDENTIFIER SYSTEM PURSUANT TO the act <—
2 of _____, 19____ (P.L. _____, No. _____), known as the "Uniform
3 Parcel Identifier Law," all conveyances, mortgages or releases
4 or other instruments affecting real estate included in such
5 ~~recorded county tax maps~~ SYSTEM may be made by reference to the <—
6 uniform parcel identifier of the real estate being conveyed,
7 mortgaged, released or otherwise affected as indicated on the
8 recorded county tax maps. The first conveyance, mortgage,
9 release or other instrument affecting real estate recorded after
10 the adoption of a ~~resolution under this act~~ AN ORDINANCE UNDER <—
11 THE "UNIFORM PARCEL IDENTIFIER LAW" and thereafter the first
12 conveyance after the change of any description of real estate
13 represented by a uniform parcel identifier shall contain in
14 addition to the uniform parcel identifier assigned to said
15 parcel affected by such instrument either (1) a metes and bounds
16 description or (2) a lot number and reference to recorded
17 subdivision plan which plan on its face shows metes and bounds.
18 Any subsequent conveyance, mortgage, release or other instrument
19 affecting real estate so made by reference to such uniform
20 parcel identifier and the record location where the metes and
21 bounds description or first number and reference to a recorded
22 plot plan last appears shall be effective to pass title or
23 affect title to the real estate so described as it would be if
24 the premises had been described by the metes and bounds
25 description used in the first instrument so recorded or
26 appearing in the recorded subdivision plan. The uniform parcel
27 identifier, the recorded tax map or record thereof, or the
28 recorded subdivision plan shall be received in evidence and in
29 all courts and places as describing the real estate therein
30 designated as though the same were set forth in full as

- 1 appearing in such first conveyance, mortgage, release or other
- 2 instrument or as shown on such recorded subdivision plan.
- 3 Section 2. This act shall take effect in 60 days.