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

Section 1. Section 8802 of Title 53 of the Pennsylvania Consolidated Statutes is amended by adding definitions to read:

...
CHAPTER 62
UNIFORM UNSWORN [FOREIGN]
DECLARATIONS ACT

§ 6201. SHORT TITLE OF CHAPTER.
THIS CHAPTER SHALL BE KNOWN AND MAY BE CITED AS THE UNIFORM
UNSWORN [FOREIGN] DECLARATIONS ACT.

§ 6202. DEFINITIONS.
THE FOLLOWING WORDS AND PHRASES WHEN USED IN THIS CHAPTER
SHALL HAVE THE MEANINGS GIVEN TO THEM IN THIS SECTION UNLESS THE
CONTEXT CLEARLY INDICATES OTHERWISE:

"BOUNDARIES OF THE UNITED STATES." THE GEOGRAPHIC
BOUNDARIES OF THE UNITED STATES, PUERTO RICO, THE VIRGIN ISLANDS
AND ANY TERRITORY OR INSULAR POSSESSION SUBJECT TO THE
JURISDICTION OF THE UNITED STATES.

"LAW." INCLUDES THE FEDERAL OR A STATE CONSTITUTION, A
FEDERAL OR STATE STATUTE, A JUDICIAL DECISION OR ORDER, A
RULE OF COURT, AN EXECUTIVE ORDER AND AN ADMINISTRATIVE
RULE, REGULATION OR ORDER.

"RECORD." INFORMATION THAT IS INSCRIBED ON A TANGIBLE MEDIUM
OR THAT IS STORED IN AN ELECTRONIC OR OTHER MEDIUM AND IS
RETRIEVABLE IN PERCEIVABLE FORM.

"SIGN." WITH PRESENT INTENT TO AUTHENTICATE OR ADOPT A
RECORD:

(1) TO EXECUTE OR ADOPT A TANGIBLE SYMBOL; OR
(2) TO ATTACH TO OR LOGICALLY ASSOCIATE WITH THE RECORD
AN ELECTRONIC SYMBOL, SOUND OR PROCESS.

"STATE." A STATE OF THE UNITED STATES, THE DISTRICT OF
COLUMBIA, PUERTO RICO, THE VIRGIN ISLANDS OR ANY TERRITORY OR
INSULAR POSSESSION SUBJECT TO THE JURISDICTION OF THE UNITED
STATES.

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"SWORN DECLARATION." A DECLARATION IN A SIGNED RECORD GIVEN UNDER OATH. THE TERM INCLUDES A SWORN STATEMENT, VERIFICATION, CERTIFICATE AND AFFIDAVIT.

"UNSWORN DECLARATION." A DECLARATION IN A SIGNED RECORD [THAT IS] NOT GIVEN UNDER OATH BUT [IS] GIVEN UNDER PENALTY OF PERJURY.

§ 6203. APPLICABILITY.

THIS CHAPTER APPLIES TO AN UNSWORN DECLARATION BY A DECLARANT WHO AT THE TIME OF MAKING THE DECLARATION IS PHYSICALLY LOCATED WITHIN OR OUTSIDE THE BOUNDARIES OF THE UNITED STATES WHETHER OR NOT THE LOCATION IS SUBJECT TO THE JURISDICTION OF THE UNITED STATES. [THIS CHAPTER DOES NOT APPLY TO A DECLARATION BY A DECLARANT WHO IS PHYSICALLY LOCATED ON PROPERTY THAT IS WITHIN THE BOUNDARIES OF THE UNITED STATES AND SUBJECT TO THE JURISDICTION OF ANOTHER COUNTRY OR A FEDERALLY RECOGNIZED INDIAN TRIBE.]

§ 6206. FORM OF UNSWORN DECLARATION.

AN UNSWORN DECLARATION UNDER THIS CHAPTER MUST BE IN SUBSTANTIALLY THE FOLLOWING FORM:


[EXECUTED] SIGNED ON THE........DAY OF........,........,

AT.............................................,

(DATE)........(MONTH)...........(YEAR).........

([CITY] COUNTY OR OTHER LOCATION, AND STATE)............
SECTION 2. TITLE 53 IS AMENDED BY ADDING A SECTION TO READ:

§ 1123.1. OTHER EMERGENCIES.

(A) APPLICATION OF SECTION.--IN ADDITION TO THE OTHER PROVISIONS OF THIS SUBCHAPTER, THE PROVISIONS OF THIS SECTION SHALL ALSO APPLY AFTER THE DECLARATION OF A DISASTER OR EMERGENCY BY THE GOVERNOR AND DURING WHICH THE CONDUCT OF THE AFFAIRS OF LOCAL GOVERNMENT AT A REGULAR PLACE AND TIME ARE IMPRUDENT, INEXPEDIENT OR IMPOSSIBLE AS PROVIDED FOR BY THIS SUBCHAPTER.


(C) PUBLIC PARTICIPATION AND NOTICE.--THE MUNICIPALITY SHALL ALLOW, TO THE EXTENT POSSIBLE, FOR PUBLIC PARTICIPATION IN A
MEETING CONDUCTED BY TELECOMMUNICATION DEVICES. THE MUNICIPALITY SHALL POST NOTICE OF THE MEETING ON ITS PUBLICLY ACCESSIBLE INTERNET WEBSITE, IF ANY, NO LATER THAN 24 HOURS PRIOR TO THE START OF THE MEETING TO ALERT THE PUBLIC OF THE MEETING AND HOW TO OBTAIN REMOTE PARTICIPATION INFORMATION. AT LEAST ONE OF THE FOLLOWING SHALL APPLY TO EACH MEETING:

(1) THE MEETING IS LIVE-STREAMED VIA WEB-BASED OR MOBILE-BASED APPLICATIONS AND PLATFORMS OR OTHER FORMS OF TRANSMISSION.

(2) THE MEETING IS RECORDED WITH THE RECORDING MADE AVAILABLE TO THE PUBLIC WITHIN 24 HOURS AFTER THE MEETING, INCLUDING ON THE MUNICIPALITY'S PUBLICLY ACCESSIBLE INTERNET WEBSITE, IF ANY.

(3) A DRAFT OF THE MINUTES OF THE MEETING SHALL BE MADE AVAILABLE FOR PUBLIC INSPECTION WITHIN 48 HOURS AFTER THE MEETING ON THE MUNICIPALITY'S PUBLICLY ACCESSIBLE INTERNET WEBSITE OR AT AN ACCESSIBLE LOCATION IN THE MUNICIPALITY.

(D) NEWSPAPER NOTIFICATION.--EXCEPT WHERE EMERGENCY CIRCUMSTANCES Dictate OTHERWISE, THE GOVERNING BODY SHALL, NO LATER THAN 24 HOURS PRIOR TO THE START OF THE MEETING, NOTIFY A NEWSPAPER OF GENERAL CIRCULATION OF THE UPCOMING MEETING WITH INFORMATION ON HOW TO ACCESS THE MEETING. THE NEWSPAPER OF GENERAL CIRCULATION SHALL BE A NEWSPAPER WHICH PUBLISHES NOTICES OF THE MUNICIPALITY'S MEETINGS.

(E) RESOLUTION.--FOLLOWING THE EXERCISE OF ANY EXECUTIVE, LEGISLATIVE OR JUDICIAL POWERS AND FUNCTIONS UNDER SUBSECTION (B), AND AFTER THE GOVERNOR'S DISASTER OR EMERGENCY DECLARATION IS LIFTED, THE ACTUAL EMERGENCY AND THE NATURE OF THE POWER OR FUNCTION EXERCISED SHALL BE STATED IN A RESOLUTION AND ADOPTED BY THE GOVERNING BODY AT THE NEXT PUBLIC MEETING AT THE REGULAR
OR USUAL PLACE OF CONDUCTING BUSINESS.

(F) EXISTING AND PENDING APPROVALS.--IF THE FINAL DAY FOR A MUNICIPALITY OR AN AGENCY OR BOARD OF A MUNICIPALITY TO APPROVE OR DENY ANY APPLICATION, PLAT, PLAN OR OTHER SUBMISSION FOR AN "APPROVAL" AS THAT TERM IS DEFINED IN SECTION 2 OF THE ACT OF JULY 9, 2013 (P.L.362, NO.54), KNOWN AS THE DEVELOPMENT PERMIT EXTENSION ACT, FALLS DURING A DISASTER OR EMERGENCY DANGEROUS TO HEALTH OR SAFETY AS DESCRIBED IN SUBSECTION (B), THE FOLLOWING SHALL APPLY:

(1) NOTWITHSTANDING ANY PROVISION OF LAW, CHARTER OR ORDINANCE, FOR ANY APPROVAL RECEIVED AND PENDING ACTION BY A MUNICIPALITY OR AN AGENCY OR BOARD OF A MUNICIPALITY AS OF THE DATE OF THE DECLARATION OF A DISASTER OR EMERGENCY, THE NUMBER OF DAYS PROVIDED TO SATISFY STATUTORY TIME LIMITS IN REVIEW, HEARING AND DECISION ON ANY APPLICATION, PLAT, PLAN OR SUBMISSION SHALL BE SUSPENDED OR TOLLED AS OF THE DATE OF THE DISASTER OR EMERGENCY DECLARATION AND SHALL RESUME ON THE DATE FOLLOWING THE TERMINATION OF THE DISASTER OR EMERGENCY OR THE FINAL EXTENSION THEREOF.

(2) THE MUNICIPALITY SHALL NOTIFY IN WRITING EACH APPLICANT SUBJECT TO THIS SUBSECTION OF THE DISASTER OR EMERGENCY, THE TIME EXTENSION SET FORTH IN THIS SECTION AND THE RIGHT TO A REQUEST AS PROVIDED IN PARAGRAPH (3). IN NO EVENT SHALL A FAILURE TO RECEIVE THE NOTICE PROVIDED BY THIS SECTION AFFECT THE TOLLING OF THE NUMBER OF DAYS PROVIDED TO SATISFY STATUTORY TIME LIMITS FOR REVIEW, HEARING AND DECISIONS.

(3) THE APPLICANT MAY REQUEST SUCH MEETINGS, HEARINGS OR PROCEEDINGS AS MAY BE REQUIRED BY THE LAW, CHARTER OR ORDINANCE PROVISIONS GOVERNING THE APPLICATION, PLAT, PLAN OR
SUBMISSION DURING THE PERIOD OF THE DISASTER OR EMERGENCY IN ACCORDANCE WITH THE PROCEDURES IN SUBSECTIONS (B), (C), (D) AND (E). IT SHALL BE AT THE DISCRETION OF THE MUNICIPALITY TO PROCEED WITH THE REQUESTS. IF THE MUNICIPALITY AGREES AND HOLDS THE PROCEEDINGS, THE APPLICANT, THE MUNICIPALITY AND ALL OTHER PARTIES RECEIVING ACTUAL NOTICE OF THE PROCEEDINGS WAIVE ANY CHALLENGE TO THE PROCEEDINGS UNDER 42 PA.C.S. § 5571.1 (RELATING TO APPEALS FROM ORDINANCES, RESOLUTIONS, MAPS, ETC.) OR ANY OTHER PROVISION OF LAW.

(4) FOR AN APPROVAL GRANTED BY A MUNICIPALITY, OR BOARD OR AGENCY THEREOF, AND IN EFFECT AFTER THE BEGINNING OF THE DISASTER OR EMERGENCY DECLARATION, THE RUNNING PERIOD OF THE APPROVAL SHALL BE AUTOMATICALLY SUSPENDED DURING THE DISASTER OR EMERGENCY AND SHALL RESUME AFTER THE FINAL TERMINATION OF THE DISASTER OR EMERGENCY.

SECTION 3. SECTION 1124 OF TITLE 53 IS AMENDED TO READ:

§ 1124. APPLICABILITY OF SUBCHAPTER. THE PROVISIONS OF THIS SUBCHAPTER SHALL CONTROL, IN THE EVENT IT SHALL BE EMPLOYED, NOTWITHSTANDING ANY STATUTORY, CHARTER OR ORDINANCE PROVISION TO THE CONTRARY OR IN CONFLICT WITH THIS SUBCHAPTER.

SECTION 4. SECTION 8802 OF TITLE 53 IS AMENDED BY ADDING DEFINITIONS TO READ:

§ 8802. Definitions. The following words and phrases when used in this chapter shall have the meanings given to them in this section unless the context clearly indicates otherwise:

* * *

"Manufactured home." A manufactured home as defined in section 603(6) of the National Manufactured Housing Construction
"Mobile home." A structure manufactured before 1976, designed and used exclusively for living quarters or commercial purposes, but only incidentally operated on a highway.

Section 25. Sections 8811(a)(1) and 8821 of Title 53 are amended to read:

§ 8811. Subjects of local taxation.

(a) Subjects of taxation enumerated.--Except as provided in subsection (b), all subjects and property made taxable by the laws of this Commonwealth for county, city, borough, town, township and school district purposes shall, as provided in this chapter, be valued and assessed at the annual rates, including all:

(1) Real estate, namely:

   (i) houses;

   (ii) manufactured homes and mobile homes permanently attached to land or connected with water, gas, electric or sewage facilities;

   (iii) buildings permanently attached to land or connected with water, gas, electric or sewage facilities;

   (iv) lands, lots of ground and ground rents, trailer parks and parking lots;

   (v) mills and manufactories of all kinds, furnaces, forges, bloomeries, distilleries, sugar houses, malt houses, breweries, tan yards, fisheries, ferries and wharves;

   (vi) all office buildings;
(vii) that portion of a steel, lead, aluminum or like melting and continuous casting structure which encloses or provides shelter or protection from the elements for the various machinery, tools, appliances, equipment, materials or products involved in the mill, mine, manufactory or industrial process; and

(viii) telecommunication towers that have become affixed to land.

* * *

§ 8821. Assessment of mobile homes and [house trailers] manufactured homes.

(a) Duty.--It shall be the duty of the county assessment office to assess all mobile homes and [house trailers] manufactured homes within the county according to the actual value thereof. All mobile homes or [house trailers] manufactured homes which are subject to taxation as real estate as provided in this chapter shall be assessed and taxed in the name of the owner. The land upon which the mobile home or [house trailer] manufactured home is located at the time of assessment shall be assessed separately and shall not include the value of the [house trailer or] mobile home or manufactured home located thereon.

(a.1) Value.--In arriving at the actual value of a mobile home or manufactured home, the assessor shall consider:

(1) The value placed on the mobile home or manufactured home in THE MOST RECENT national directory or valuation guide prepared by an association that analyzes mobile home or manufactured home sales and other relevant data.

(2) Any depreciation in value of the unit.

(3) The ability of the mobile home or manufactured home
to be readily transported from one site to another.

(4) The fair market value of the mobile home or manufactured home, using the approaches to value specified in section 8842(b)(1) (relating to valuation of property), provided, however, that such fair market value shall not include the value of the land upon which the mobile home or manufactured home is located.

(5) ANY IMPROVEMENT MADE TO THE MOBILE HOME OR MANUFACTURED HOME.

(b) Records.--All [mobile home court operators] manufactured housing community owners, which shall mean every person who leases land to [two] three or more persons for the purpose of allowing the lessees to locate on the land a mobile home or [house trailer] manufactured home which is subject to real property taxation, shall maintain a record of the leases, which shall be open for inspection at reasonable times by the county assessment office. Each month, the [mobile home court operator] manufactured housing community owner shall send a record to the county assessment office of the arrivals and departures of mobile homes or [house trailers] manufactured homes in the [court] community during the prior month, including the make, model, manufacturer, year and serial number of the mobile home or [house trailer] manufactured home.

(c) Notice.--Each person in whose name a mobile home or [house trailer] manufactured home is assessed, rated or valued as provided in this chapter shall be notified in writing by the assessor that it shall be unlawful for any person to remove the mobile home or [house trailer] manufactured home from the taxing district without first having obtained removal permits from the local tax collector.
(d) Removal permits.--The local tax collector shall issue removal permits upon application and payment of a fee of $2 and of all taxes levied and assessed on the mobile home or [house trailer] manufactured home to be moved.

(e) Penalty.--Any person who moves a mobile home or [house trailer] manufactured home from the territorial limits of the taxing district without first having obtained a removal permit issued under this chapter shall, upon summary conviction, be sentenced to pay a fine of $100 and costs of prosecution or to imprisonment for not more than 30 days, or both.

(f) Characterization of property.--Nothing in this section shall be construed as prohibiting a mobile home or [house trailer] manufactured home upon which a real property tax is levied as provided by law from being deemed tangible personal property for other purposes.

SECTION 6. SECTION 304 OF TITLE 57 IS AMENDED BY ADDING A SUBSECTION TO READ:

§ 304. AUTHORITY TO PERFORM NOTARIAL ACT.

* * *

(C) CERTIFICATION OF TANGIBLE COPIES.--A NOTARIAL OFFICER MAY CERTIFY THAT A TANGIBLE COPY OF AN ELECTRONIC RECORD IS A TRUE AND CORRECT COPY OF THE ELECTRONIC RECORD.

SECTION 7. TITLE 57 IS AMENDED BY ADDING A SECTION TO READ:

§ 314.1. NOTARIAL ACT PERFORMED BY REMOTELY LOCATED INDIVIDUAL.

(A) GENERAL RULE.--A REMOTELY LOCATED INDIVIDUAL MAY COMPLY WITH SECTION 306 (RELATING TO PERSONAL APPEARANCE REQUIRED) BY APPEARING BEFORE A NOTARY PUBLIC BY MEANS OF COMMUNICATION TECHNOLOGY.

(B) USE OF COMMUNICATION TECHNOLOGY.--A NOTARY PUBLIC LOCATED IN THIS COMMONWEALTH MAY PERFORM A NOTARIAL ACT
FACILITATED BY COMMUNICATION TECHNOLOGY FOR A REMOTELY LOCATED INDIVIDUAL IF ALL OF THE FOLLOWING APPLY:

(1) THE NOTARY PUBLIC:
   (I) HAS PERSONAL KNOWLEDGE UNDER SECTION 307(A)
   (RELATING TO IDENTIFICATION OF INDIVIDUAL) OF THE
   IDENTITY OF THE INDIVIDUAL;
   (II) HAS SATISFACTORY EVIDENCE OF THE IDENTITY OF
   THE REMOTELY LOCATED INDIVIDUAL BY OATH OR AFFIRMATION
   FROM A CREDIBLE WITNESS APPEARING BEFORE THE NOTARY
   PUBLIC UNDER SECTION 307(B)(2) OR UNDER THIS SECTION; OR
   (III) IS ABLE TO REASONABLY IDENTIFY THE INDIVIDUAL
   BY AT LEAST TWO DIFFERENT TYPES OF IDENTITY PROOFING
   PROCESSES OR SERVICES.

(2) THE NOTARY PUBLIC IS ABLE TO REASONABLY IDENTIFY A
    RECORD BEFORE THE NOTARY PUBLIC AS THE SAME RECORD:
    (I) IN WHICH THE REMOTELY LOCATED INDIVIDUAL MADE
    THE STATEMENT; OR
    (II) ON WHICH THE REMOTELY LOCATED INDIVIDUAL
    EXECUTED THE SIGNATURE.

(3) THE NOTARY PUBLIC, OR A PERSON ACTING ON BEHALF OF
    THE NOTARY PUBLIC, CREATES AN AUDIO-VISUAL RECORDING OF THE
    PERFORMANCE OF THE NOTARIAL ACT.

(4) IF THE REMOTELY LOCATED INDIVIDUAL IS LOCATED
    OUTSIDE THE UNITED STATES, ALL OF THE FOLLOWING APPLY:
    (I) THE RECORD:
        (A) IS TO BE FILED WITH OR RELATES TO A MATTER
        BEFORE A COURT, GOVERNMENTAL ENTITY, PUBLIC OFFICIAL
        OR OTHER ENTITY UNDER THE JURISDICTION OF THE UNITED
        STATES; OR
        (B) INVOLVES:
(I) PROPERTY LOCATED IN THE TERRITORIAL JURISDICTION OF THE UNITED STATES; OR

(II) A TRANSACTION SUBSTANTIALLY CONNECTED WITH THE UNITED STATES.

(II) THE ACT OF MAKING THE STATEMENT OR SIGNING THE RECORD IS NOT PROHIBITED BY THE FOREIGN STATE WHERE THE REMOTELY LOCATED INDIVIDUAL IS LOCATED.

(C) NOTARIAL CERTIFICATE.--IF A NOTARIAL ACT IS SUBJECT TO THIS SECTION, THE CERTIFICATE OF NOTARIAL ACT REQUIRED BY SECTION 315 (RELATING TO CERTIFICATE OF NOTARIAL ACT) AND THE SHORT FORM CERTIFICATE UNDER SECTION 316 (RELATING TO SHORT FORM CERTIFICATES) MUST INDICATE THAT THE NOTARIAL ACT WAS PERFORMED BY MEANS OF COMMUNICATION TECHNOLOGY.

(D) SUFFICIENCY.--A SHORT FORM CERTIFICATE UNDER SECTION 316 FOR A NOTARIAL ACT SUBJECT TO THIS SECTION IS SUFFICIENT IF EITHER OF THE FOLLOWING APPLY:

(1) THE SHORT FORM CERTIFICATE IS IN THE FORM PROVIDED BY SECTION 316 AND CONTAINS A STATEMENT SUBSTANTIALLY AS FOLLOWS:

"THIS NOTARIAL ACT INVOLVED THE USE OF COMMUNICATION TECHNOLOGY."

(2) THE CERTIFICATE COMPLIES WITH THE REGULATIONS PROMULGATED UNDER SUBSECTION (G)(1).

(E) AUDIO-VISUAL RECORDING.--THE FOLLOWING APPLY:

(1) THIS SUBSECTION APPLIES TO:

(I) A NOTARY PUBLIC;

(II) A GUARDIAN, A CONSERVATOR OR AN AGENT OF A NOTARY PUBLIC; OR

(III) A PERSONAL REPRESENTATIVE OF A DECEASED NOTARY PUBLIC.
(2) A person under paragraph (1) shall retain the audio-visual recording created under subsection (B)(3) or cause the recording to be retained by a repository designated by or on behalf of the notary public. The person shall retain the recording:

(I) for at least 10 years after the recording is created; or

(II) as otherwise required by the regulations promulgated under subsection (G)(4).

(F) Notification.--The following apply:

(1) Before a notary public performs the notary public's initial notarial act under this section, the notary public must notify the department that the notary public will be performing notarial acts facilitated by communication technology and identify the technology.

(2) If the department has established standards for approval of communication technology or identity proofing under subsection (G) and section 327 (relating to regulations), the communication technology and identity proofing must conform to the standards.

(G) Regulations.--In addition to matters listed in section 327, the department may promulgate regulations regarding performance of a notarial act performed under this section. The regulations may do all of the following:

(1) prescribe the means of performing a notarial act involving communication technology to communicate with a remotely located individual.

(2) establish standards for communication technology and identity proofing. This paragraph includes the use of credential analysis, dynamic knowledge-based authentication,
BIOMETRICS AND OTHER MEANS OF IDENTIFICATION.

(3) ESTABLISH REQUIREMENTS OR PROCEDURES TO APPROVE PROVIDERS OF COMMUNICATION TECHNOLOGY AND THE PROCESS OF IDENTITY PROOFING.

(4) ESTABLISH STANDARDS AND PERIODS FOR THE RETENTION OF AN AUDIO-VISUAL RECORDING CREATED UNDER SUBSECTION (B)(3) OF THE PERFORMANCE OF A NOTARIAL ACT.

(H) PROMOTION OF UNIFORMITY.--BEFORE PROMULGATING, AMENDING OR REPEALING REGULATIONS ABOUT THE PERFORMANCE OF A NOTARIAL ACT WITH RESPECT TO A REMOTELY LOCATED INDIVIDUAL, THE DEPARTMENT SHALL CONSIDER, IF CONSISTENT WITH THIS CHAPTER, ALL OF THE FOLLOWING:

(1) THE MOST RECENT STANDARDS REGARDING THE PERFORMANCE OF A NOTARIAL ACT WITH RESPECT TO REMOTELY LOCATED INDIVIDUALS PROMULGATED BY A NATIONAL STANDARD-SETTING ORGANIZATION. THIS PARAGRAPH INCLUDES THE NATIONAL ASSOCIATION OF SECRETARIES OF STATE.

(2) STANDARDS, PRACTICES AND CUSTOMS OF OTHER JURISDICTIONS THAT ENACT A STATUTORY PROVISION SUBSTANTIALLY SIMILAR TO THIS SECTION.

(3) THE VIEWS OF GOVERNMENTAL OFFICIALS AND ENTITIES AND OTHER INTERESTED PERSONS.

(I) DEFINITIONS.--AS USED IN THIS SECTION, THE FOLLOWING WORDS AND PHRASES SHALL HAVE THE MEANINGS GIVEN TO THEM IN THIS SUBSECTION UNLESS THE CONTEXT CLEARLY INDICATES OTHERWISE:

"COMMUNICATION TECHNOLOGY." AN ELECTRONIC DEVICE OR PROCESS THAT:

(1) ALLOWS A NOTARY PUBLIC LOCATED IN THIS COMMONWEALTH AND A REMOTELY LOCATED INDIVIDUAL TO COMMUNICATE WITH EACH OTHER SIMULTANEOUSLY BY SIGHT AND SOUND; AND
(2) makes reasonable accommodations for an individual with a vision, hearing or speech impairment in accordance with law.

"Foreign State." A jurisdiction other than the United States, a state or a federally recognized Indian tribe.

"Identity proofing." A process or service by which a third person provides a notary public with a means to verify the identity of a remotely located individual by a review of personal information from public or private data sources.

"Outside the United States." A location outside the geographic boundaries of:

(1) the United States;
(2) Puerto Rico;
(3) the Virgin Islands; and
(4) any territory, insular possession or other location subject to the jurisdiction of the United States.

"Remotely located individual." An individual who is not in the physical presence of the notary public performing a notarial act under subsection (b).

Section 8. Section 320 of Title 57 is amended by adding a subsection to read:


* * *

(C) Certification of tangible copies.--A recorder of deeds may accept for recording a tangible copy of an electronic record containing a notarial certificate as satisfying any requirement that the record be an original, if the notarial officer executing the notarial certificate certifies that the tangible copy is an accurate copy of the electronic record.
Section 3. This act shall take effect January 1 of the year following the date of enactment.

SECTION 9. THIS ACT SHALL TAKE EFFECT AS FOLLOWS:

(1) THE AMENDMENT OF SECTIONS 8802, 8811(A)(1) AND 8821 OF TITLE 53 SHALL TAKE EFFECT JANUARY 1 OF THE YEAR FOLLOWING THE DATE OF ENACTMENT.

(2) THE REMAINDER OF THIS ACT SHALL TAKE EFFECT IMMEDIATELY.