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THE GENERAL ASSEMBLY OF PENNSYLVANIA

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# HOUSE BILL

## No. 2290

Session of  
1988

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INTRODUCED BY CORNELL, TRELLO, NAHILL, SEMMEL, REBER, LASHINGER,  
HECKLER, BUNT, SAURMAN, FOX AND COLAFELLA, APRIL 5, 1988

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REFERRED TO COMMITTEE ON LOCAL GOVERNMENT, APRIL 5, 1988

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AN ACT

1 Amending the act of July 18, 1941 (P.L.421, No.169), entitled,  
2 "An act requiring recorders of deeds to accept and record  
3 deeds prior to registry, where registry is required, and to  
4 have the same registered, and fixing fees therefor," further  
5 providing for deed registration; and imposing a fee.

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

8 Section 1. Section 1 of the act of July 18, 1941 (P.L.421,  
9 No.169), entitled, "An act requiring recorders of deeds to  
10 accept and record deeds prior to registry, where registry is  
11 required, and to have the same registered, and fixing fees  
12 therefor," is amended to read:

13 Section 1. It shall be the duty of the recorder of deeds in  
14 the several counties in this Commonwealth to receive all deeds  
15 presented for record, when the same are duly acknowledged as  
16 required by law, and record the same. [And if by virtue of any  
17 provision of law any such deed so presented for record is  
18 required to be registered in any office for the registration of  
19 deeds, other than said recorder's office, within the county in

1 which it is so offered for record, the recorder of deeds shall  
2 nevertheless record such deed whether it has been so registered  
3 or not, and in such case it shall be the duty of the recorder  
4 within ten days after the deed is transcribed into the deed book  
5 to have such deed registered in such other registry office or  
6 offices before delivering the deed to the party entitled to  
7 receive the same. On all deeds which the recorder is required to  
8 have registered under the provisions of this act he shall be  
9 entitled to collect a fee of twenty-five cents (25¢) for the  
10 first description in such deed and an additional sum of ten  
11 cents (10¢) for each additional description, in addition to the  
12 recording fee.]

13 Section 2. The act is amended by adding a section to read:

14 Section 1.1. (a) Where a municipality has enacted a deed  
15 registration ordinance, an individual who is presenting a deed  
16 for recording may satisfy the requirements of the municipal deed  
17 registration ordinance by presenting materials for registration  
18 of the deed as provided in subsection (b).

19 (b) At the time of recording, an individual who is  
20 presenting a deed for recording shall present to the recorder of  
21 deeds:

22 (1) A completed registration form as provided for in the  
23 respective municipal ordinance. If a registration form is not  
24 required by the municipality, an individual recording the deed  
25 shall submit a photocopy of the deed, or other document showing  
26 the name of the grantor and the grantee, a description of the  
27 property as appears in the deed, and the value of the State and  
28 local realty transfer tax as noted on the deed.

29 (2) A certified check or money order in the amount of the  
30 registration fee, if any, provided for in the respective

1 municipal ordinance.

2 (3) A stamped, first class envelope, addressed to the proper  
3 office in the municipality.

4 (c) The recorder of deeds shall observe that the form of  
5 document, check or money order, and envelope are completed. The  
6 recorder then shall place the form or document and check or  
7 money order in the envelope and mail the same no later than at  
8 the close of the next business day.

9 (d) The recorder of deeds shall not record any deed unless  
10 all registration materials identified in subsection (b) are  
11 provided to the recorder of deeds at the time of recording.

12 (e) The recorder of deeds shall charge and collect from an  
13 individual presenting a deed for recording, as a fee for the  
14 services hereinabove prescribed, the sum of five dollars (\$5)  
15 for each registration returned to the respective municipality.

16 (f) On or after the effective date of this section, where a  
17 municipality has a deed registration ordinance, the municipality  
18 shall provide the recorder with a copy of the ordinance within  
19 thirty (30) days from the effective date of this act. If a  
20 registration form is required, the municipality shall send a  
21 sample of the form to the recorder of deeds within thirty (30)  
22 days from the effective date of this section.

23 Section 3. This act shall take effect in 30 days.