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THE GENERAL ASSEMBLY OF PENNSYLVANIA

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# HOUSE BILL

## No. 2425 Session of 2006

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INTRODUCED BY STAIRS, THOMAS, CALTAGIRONE, CLYMER, COHEN,  
CREIGHTON, DALLY, DeWEESE, GEIST, GINGRICH, HERSHEY, KILLION,  
LEH, McILHATTAN, NAILOR, PETRI, T. STEVENSON, TURZAI,  
WOJNAROSKI AND YOUNGBLOOD, FEBRUARY 2, 2006

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REFERRED TO COMMITTEE ON JUDICIARY, FEBRUARY 2, 2006

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AN ACT

1 Amending the act of April 24, 1931 (P.L.48, No.40), entitled "An  
2 act requiring the recording of certain written agreements  
3 pertaining to real property, and prescribing the effect  
4 thereof as to subsequent purchasers, mortgagees, and judgment  
5 creditors of the parties thereto," further providing for  
6 indexing of agreements regarding real property.

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

9 Section 1. Section 2 of the act of April 24, 1931 (P.L.48,  
10 No.40), entitled "An act requiring the recording of certain  
11 written agreements pertaining to real property, and prescribing  
12 the effect thereof as to subsequent purchasers, mortgagees, and  
13 judgment creditors of the parties thereto," is amended to read:

14 Section 2. The legal effect of the recording of such  
15 agreements, after such agreements have been correctly entered in  
16 the appropriate index or indices pursuant to the act of March  
17 18, 1875 (P.L.32, No.36), entitled "An act requiring recorders  
18 of deeds to prepare and keep in their respective offices  
19 general, direct and ad sectum indexes of deeds and mortgages

1 recorded therein, prescribing the duty of said recorders and  
2 declaring that the entries in said general indexes shall be  
3 notice to all persons," shall be to give constructive notice to  
4 subsequent purchasers, mortgagees, and/or judgment creditors of  
5 the parties to said agreements of the fact of the granting of  
6 such rights or privileges and/or of the execution of said  
7 releases, and the rights of the subsequent purchasers,  
8 mortgagees, and/or judgment creditors of the parties to said  
9 agreements shall be limited thereby with the same force and  
10 effect as if said subsequent purchasers, mortgagees, and/or  
11 judgment creditors had actually joined in the execution of the  
12 agreement or agreements aforesaid.

13       Section 2. This act shall take effect in 60 days.