

RECORDER OF DEEDS FEE LAW

Act of Apr. 8, 1982, P.L. 310, No. 87

Cl. 16

AN ACT

Establishing fees for services of recorders of deeds in counties of the second A, third, fourth, fifth, sixth, seventh and eighth classes and home rule charter counties of these classes; authorizing a special deed and mortgage recording fee in certain counties; and establishing county demolition funds. (Title amended Nov. 4, 2016, P.L.1170, No.152)

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

Section 1. The fees of the recorders of deeds in counties of the second A, third, fourth, fifth, sixth, seventh and eighth classes shall be as follows:

Instrument	Fee up to 4 names and 4 pages exclusive of notations
Adjudication, certified excerpt.....	\$11.50
Agreement.....	11.50
Articles of incorporation.....	11.50
Amendments.....	11.50
Assignments.....	11.50
Award.....	11.50
Branding.....	11.50
Charter.....	11.50
Commission - district judge.....	14.50
Commission - notary public and bond.....	14.50
Commission - police and oath.....	14.50
Condominium:	
Code of regulations.....	11.50
Declaration of plans.....	11.50
Plan (24 x 36).....	25.00
Consent form.....	11.50
Correction instrument or re-recording.....	11.50
Decree of court of feme sole trader.....	11.50
Deed.....	11.50
Each additional description.....	.50
Each additional parcel number.....	.50
Declaration of taking or trust.....	11.50
Discharge (veteran).....	Free
Distribution.....	11.50
Easements.....	11.50
Election to take.....	11.50
Extension of mortgage.....	11.50
Finance statements.....	9.50
Secured transaction.....	9.50
Assignment or release.....	9.50
Continuation.....	9.50
Termination.....	9.50

	on standard form
Finance statement-nonstandard-first supplement page.....	2.00
Each additional supplement page.....	1.00
Leases.....	11.50
Mortgages.....	11.50
Each additional description.....	.50
Each additional parcel number.....	.50
Mortgage satisfaction.....	5.00
Order of court (except to satisfy).....	11.50
Order to satisfy lost mortgage.....	11.50
Ordinances.....	11.50
Power of attorney.....	11.50
Release	11.50
Re-recording.....	11.50
Revocation.....	11.50
Right-of-way.....	11.50
Sheriff's deed.....	11.50
Mortgage satisfaction piece.....	11.50
Termination of Federal tax lien.....	9.50
Filing fee for Act No. 287 of 1974.....	5.00
Copy - each township	2.00
1974. Preferential assessments under Act No. 319 of	11.50
Certification and seal.....	1.50
Each name over four.....	.50
Each page or part over four.....	2.00
Each marginal notation.....	2.00
State highway and/or mining plans - first page.	10.00
Each additional page.....	3.00
Each name indexed.....	.50
of Subdivision plans - fee to be set by recorder	
of deeds	
Acknowledgments.....	2.00
Searches:	
Financial statements each debtor.....	5.00
Additional fee for each financing statement	
found and for each statement of assignment	
reported therein.....	1.00
Ownership.....	5.00
Change of name.....	5.00
Mortgage assignment.....	5.00
Ancillary transaction.....	5.00
Copies:	
Per page.....	.50
Certification.....	1.50
Where no fee is specified the fee shall be set by the	
recorder of deeds.	

Section 2. All fees shall be exclusive of the State writ tax and all fees and said tax shall be payable in advance.

Section 2.1. (a) There is hereby created a County Records Improvement Fund in counties of the second A, third, fourth, fifth, sixth, seventh and eighth classes and home rule charter counties of these classes.

(b) In addition to the fee charged by a recorder of deeds or by an equivalent officer in a home rule charter county, a fee in the amount of \$5 shall be charged and collected for each document recorded. The fee shall be distributed in the following manner:

(1) The amount of \$3 shall be retained in a separate fund within the office of the recorder of deeds to be used,

in accordance with regular county budgeting, contracting and procurement practices, to support development and improvement of office records management activities and systems in the office of the recorder of deeds or in its equivalent in a home rule charter county. Amounts in the separate fund shall not be used to substitute any allocations of general revenues for the operation of the recorder's office without the express consent of the recorder. The separate fund shall be audited by the appropriate auditing agency, and any unexpended balance, together with interest earned on the separate fund, shall be left in the separate fund to accumulate from year to year. Beginning with the close of the fiscal year four years after the effective date of this section and every four years thereafter, any unencumbered funds remaining in the separate fund shall be transferred to the County Records Improvement Fund.

(2) The amount of \$2 shall be deposited in the County Records Improvement Fund for use as prescribed in subsection (c).

(c) Funds deposited in the County Records Improvement Fund shall be expended in accordance with a comprehensive records management plan based on the goal of standardizing and equalizing the capabilities of all county offices consistent with their need to receive, manage and provide information to the public as efficiently as possible. The plan shall be developed and administered in the following manner:

(1) Each county shall establish a County Records Improvement Committee made up of the county commissioners, sheriff, prothonotary, clerk of court, register of wills and treasurer or their equivalent in a home rule charter county. The County Records Improvement Committee shall assess the relative records management capabilities and records management needs of each office and develop recommendations to the county commissioners for a comprehensive records management plan consistent with the goal established in this subsection.

(2) The county commissioners or their equivalent in a home rule charter county shall adopt and provide for administration of a comprehensive records management plan that is based on the recommendations of the County Records Improvement Committee and is consistent with the goal established in this subsection. The plan may be amended from time to time in consultation with the County Records Improvement Committee.

(3) The County Records Improvement Fund shall be expended and administered consistent with regular county budgeting, contracting and procurement practices and administrative procedures. The County Records Improvement Fund shall be audited by the appropriate auditing agency, and any unexpended balance, together with interest earned on the County Records Improvement Fund, shall be left in the County Records Improvement Fund to accumulate from year to year.

(2.1 amended Apr. 17, 2002, P.L.244, No.32)

Section 2.2. (a) There is hereby created a county demolition fund in each county that imposes the fee authorized under subsection (b).

(b) In addition to the fees charged by a recorder of deeds or an equivalent officer in a county, the governing body of the county may, by resolution or ordinance, authorize the recorder of deeds to charge and collect a fee not to exceed \$15 for each deed and mortgage recorded. The fee shall be deposited into the

county demolition fund to be used exclusively for the demolition of blighted property situate in the county.

(c) (1) A county that creates a county demolition fund in accordance with this section shall:

(i) Within 90 days of imposing the fee authorized by this section, file an initial report with the Department of Community and Economic Development. The initial report shall include a plan on how the revenue received under this section will be spent, how many properties will likely be demolished and any other information that would be relevant to the demolition program of the county.

(ii) Not less than 12 months after imposing the fee authorized by this section and annually thereafter, prepare a report on the use of the fund and submit the report to the Department of Community and Economic Development. The annual report shall include how many properties were demolished, the cost of demolition per property and any other information that would be relevant to the demolition program of the county.

(2) The Department of Community and Economic Development shall compile the initial and annual reports and post them on the department's publicly accessible Internet website.

(d) ((d) deleted by amendment Nov. 3, 2022, P.L.2134, No.149).

(e) 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:

"Blighted property." A property which meets at least three of the criteria listed under section 5(d)(5) of the act of November 26, 2008 (P.L.1672, No.135), known as the Abandoned and Blighted Property Conservatorship Act, as determined by the governing body of a county.

"County." A county or home rule charter county of any classification.

(2.2 added Nov. 4, 2016, P.L.1170, No.152)

Section 3. All deeds shall set forth the true consideration or be accompanied by an original and a conformed copy of an "Affidavit of Value." If an exception from taxation is claimed, either full or partial, the deed must be accompanied by an original and a conformed copy of an "Affidavit of Value" unless noted in the deed. The "Affidavit of Value" shall be fully completed. Where the property is located in two or more taxing authorities, the person recording the deed shall indicate thereon the value of the property in each taxing authority for local realty transfer tax purposes.

Section 4. (a) The act of August 21, 1953 (P.L.1254, No.354), entitled, as amended, "An act establishing a uniform fee for services of recorders of deeds in counties of the second A, third, fourth, fifth, sixth, seventh and eighth classes," is repealed.

(b) All other acts and parts of acts are repealed insofar as inconsistent with the provisions of this act.

Section 5. This act shall take effect immediately.