

THIRD CLASS COUNTIES - ESTABLISH AND MAINTAIN REGISTRY SURVEY BUREAU

Act of Apr. 22, 1943, P.L. 68, No. 43

Cl. 16

AN ACT

Authorizing the county commissioners, of each county of the third class, to establish and maintain a Registry Survey Bureau; prescribing the powers and duties of such bureau, requiring the registration with such bureau by landowners of certain information relative to the location, ownership and transfer of title of real property located in such county; imposing certain additional duties upon the county surveyor, the sheriff and the recorder of deeds in such county; and providing penalties.

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

Section 1. For the purpose of procuring accurate information in reference to the ownership of real estate, the board of county commissioners of any county of the third class, may provide by resolution for a Registry Survey Bureau, which shall be operated as a separate bureau under the supervision of the county surveyor, in quarters to be made available by the county commissioners, and which shall provide for the registry of all real estate in said county in the manner hereinafter prescribed:

The county commissioners are hereby authorized to appropriate such sums as may be necessary for the establishment and maintenance of such bureau, and to employ such engineers, surveyors, draughtsmen, clerks or other assistants as may be necessary to enable such bureau to perform efficiently and properly the functions prescribed by this act.

Section 2. The Registry Survey Bureau of any county of the third class established as aforesaid, shall cause to be made all such necessary books, maps and plans as will show the situation and dimensions of each property therein, which books, maps or plans shall be so prepared as to show the house number, if any, the name of the owner or owners thereof, with blank spaces for the owner of each lot, with provision for the names of future owners and dates of future transfer of title. The bureau shall provide for and maintain a separate record for the area covered by each city, borough, incorporated town or township in the county. For the above purposes the employes of the bureau shall have free access, without charge, to any of the public records wherein the necessary information may be obtainable therefor. The bureau may also cause search to be made in any other place for any muniments or evidence of title not reported to it as hereinafter provided and requisite for the completion of such books, maps or plans.

Section 3. The said books, maps and plans shall be carefully preserved in the office of the bureau, and shall be so kept, by additions from time to time, or otherwise, as to show the ownership of every lot or piece of real estate or subdivision thereof within the county limits, with the succeeding

transmissions of title from the date of the commencement of such plans; but nothing therein, or in this act, shall invalidate any county or municipal or tax claim, by reason of the fact that the same is not assessed or levied against the registered owner.

Section 4. Certified copies, under the seal of the bureau, of any of the entries in said books or upon said maps or plans, shall be received in evidence in the same manner as the books, maps and plans themselves might be admissible for such purposes, and may be also furnished to any person desiring the same, for such fee or compensation for the use of the county as may be fixed by resolution.

Section 5. All owners of unregistered real estate within the county limits, within one month from the date of the approval of the resolution establishing a Registry Survey Bureau, and every subsequent purchaser, and every devisee or person acquiring title by partition or otherwise, to any real estate therein within one month after acquiring such title, shall furnish to the said bureau at its office, descriptions of their respective properties upon blanks furnished by the bureau, and at the same time present their conveyance, to be stamped by said bureau as evidence of the registration thereof. The board of county commissioners may provide by resolution for the collection of a fee not in excess of seventy-five cents (75¢) for each registration.

Any person or persons neglecting or refusing to comply with the provisions of this section for a period of thirty days after public notice of the requirements thereof, shall be liable to a penalty of ten dollars (\$10), to be recovered with costs of suit in the name and for the use of the county, as penalties for the violation of county resolutions are recoverable.

Section 6. The sheriff, of any county in which such bureau is established, shall present for registry the deeds of all properties within the county limits sold by him at judicial sales, whether by execution or in partition or otherwise, and the recorder of deeds of such county shall not admit for record any deed of any property in such county bearing date subsequent to the approval of the resolution establishing such bureau, unless the same shall first have been duly stamped as herein provided.

Section 7. The provisions of this act shall become effective immediately upon final enactment.