

THE GENERAL ASSEMBLY OF PENNSYLVANIA

HOUSE BILL

No. 945

Session of
1979

INTRODUCED BY MESSRS. RYAN AND RAPPAPORT, MARCH 28, 1979

AS REPORTED FROM COMMITTEE ON LOCAL GOVERNMENT, HOUSE OF
REPRESENTATIVES, AS AMENDED, JUNE 2, 1980

AN ACT

1 Amending the act of March 18, 1875 (P.L.32, No.36), entitled "An
2 act requiring recorders of deeds to prepare and keep in their
3 respective offices general, direct and ad sectum indexes of
4 deeds and mortgages recorded therein, prescribing the duty of
5 said recorders and declaring that the entries in said general
6 indexes shall be notice to all persons," prescribing entries
7 of uniform parcel identifiers to be made by recorders of
8 deeds in certain counties in the indexes for deeds and
9 indexes for mortgages.

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

12 Section 1. The act of March 18, 1875 (P.L.32, No.36),
13 entitled "An act requiring recorders of deeds to prepare and
14 keep in their respective offices general, direct and ad sectum
15 indexes of deeds and mortgages recorded therein, prescribing the
16 duty of said recorders and declaring that the entries in said
17 general indexes shall be notice to all persons," is amended by
18 adding sections to read:

19 Section 5. In counties requiring by ordinance of their board <—
20 of county commissioners or in counties of the first class by
21 city council, upon GOVERNING BODY WITH THE written <—

1 recommendation of their recorder of deeds or commissioner of
2 records, the endorsement or inclusion of the uniform parcel
3 identifier of the property affected in each deed or other
4 transfer of real estate or interest in real estate as indicated
5 on the county tax map recorded pursuant to the act of _____,
6 19 _____ (P.L. _____, No. _____), known as the "Uniform Parcel Identifier
7 Law," the recorder of deeds or commissioner of records shall
8 enter in both general indexes for deeds and both general indexes
9 for mortgages, the date of recording and the name of the city,
10 borough, town, or township in which the property affected is
11 stated in the recorded instrument to be located, and the uniform
12 parcel identifier of such property as indicated in the recorded
13 instrument. The primary as well as the permanent indexes shall
14 contain the foregoing entries as to date of recording, locality
15 of each property affected and the uniform parcel identifier of
16 each such property.

17 Section 6. During the four-year period beginning with the
18 day of the first such entry in accordance with a ordinance
19 adopted under section 2 ~~of this act~~, OF THE ACT OF APRIL 22, <—
20 1929 (P.L.620, NO.258), ENTITLED "AN ACT DIRECTING THE RECORDER
21 OF DEEDS OF EACH COUNTY OF THE COMMONWEALTH TO REFUSE FOR RECORD
22 ALL DEEDS OR OTHER TRANSFERS OF REAL ESTATE, OR INTEREST IN REAL
23 ESTATE, UNLESS A CERTIFICATE IS ATTACHED TO SAID INSTRUMENTS
24 GIVING THE PRECISE RESIDENCE OF THE GRANTEE OR GRANTEES NAMED
25 THEREIN; AND REQUIRING A LIST THEREOF TO BE DELIVERED TO THE
26 PROPER BOARD OF REVISION OF TAXES, OR OTHER OFFICIALS CHARGED
27 WITH THE ASSESSMENT OF REAL ESTATE," the recorder of deeds or
28 commissioner of records shall continue to arrange such indexes
29 alphabetically, but he shall also maintain an additional
30 separate set of indexes of deeds, mortgages and other

1 instruments affecting real estate or interest in real estate
2 arranged by the uniform parcel identifiers to facilitate easy
3 reference to such instruments. During said four-year period this
4 separate set of indexes arranged by uniform parcel identifiers
5 shall be merely for the convenience of the public and shall not
6 constitute notice or the lack thereof. At the end of said four-
7 year period such alphabetical indexes shall be continued, but
8 only the indexes arranged by the uniform parcel identifiers
9 shall constitute notice or the lack thereof for all deeds,
10 mortgages or other instruments affecting real estate left for
11 record with the recorder of deeds or commissioner of records on
12 or after the date such indexes were originally established.

13 Section 2. The act of August 4, 1955 (P.L.303, No.117),
14 entitled "An act regulating the recording of all instruments in
15 writing by the Commissioner of Records in the City of
16 Philadelphia, and repealing inconsistent laws," is repealed
17 insofar as is inconsistent.

18 Section 3. This act shall take effect in 60 days.