

THE GENERAL ASSEMBLY OF PENNSYLVANIA

HOUSE BILL

No. 299

Session of
1987

INTRODUCED BY KUKOVICH, PRESTON, TRELLO, KOSINSKI, PISTELLA,
LAUGHLIN, VAN HORNE, HERMAN, D. W. SNYDER, LIVENGOD,
SEVENTY, CAWLEY, CAPPABIANCA, FOX AND VEON, FEBRUARY 11, 1987

REFERRED TO COMMITTEE ON LOCAL GOVERNMENT, FEBRUARY 11, 1987

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; and making a repeal.

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
20 governing body, with the written recommendation of their
21 recorder of deeds or commissioner of records, the endorsement or

1 inclusion of the uniform parcel identifier of the property
2 affected in each deed or other transfer of real estate or
3 interest in real estate as indicated on the county tax map
4 recorded under statutory provisions on parcel identification,
5 the recorder of deeds or commissioner of records shall enter in
6 both general indexes for deeds and both general indexes for
7 mortgages the date of recording and the name of the city,
8 borough, town or township in which the property affected is
9 stated in the recorded instrument to be located and the uniform
10 parcel identifier of such property as indicated in the recorded
11 instrument. The primary as well as the permanent indexes shall
12 contain the foregoing entries as to date of recording, locality
13 of each property affected and uniform parcel identifier of each
14 such property.

15 Section 6. During the four-year period beginning with the
16 day of the first such entry in accordance with an ordinance
17 adopted under section 1.1 of the act of April 22, 1929 (P.L.620,
18 No.258), entitled "An act directing the recorder of deeds of
19 each county of the Commonwealth to refuse for record all deeds
20 or other transfers of real estate, or interest in real estate,
21 unless a certificate is attached to said instruments giving the
22 precise residence of the grantee or grantees named therein; and
23 requiring a list thereof to be delivered to the proper board of
24 revision of taxes, or other officials charged with the
25 assessment of real estate," the recorder of deeds or
26 commissioner of records shall continue to arrange such indexes
27 alphabetically; but the recorder or commissioner shall also
28 maintain an additional separate set of indexes of deeds,
29 mortgages and other instruments affecting real estate or
30 interest in real estate arranged by the uniform parcel

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

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