
THE GENERAL ASSEMBLY OF PENNSYLVANIA

HOUSE BILL

No. 942 Session of
2013

INTRODUCED BY MAJOR, HARPER, REED, MILLARD, MUSTIO, TOEPEL,
PICKETT, TALLMAN, CLYMER, MILLER, COHEN, GINGRICH,
M. K. KELLER AND EVERETT, MARCH 12, 2013

REFERRED TO COMMITTEE ON COMMERCE, MARCH 12, 2013

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," providing for
7 requirements of certain instruments as a condition of
8 recordation and for a fee for reprocessing.

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

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

18 Section 1.1. (a) In addition to any other requirement of
19 law, all deeds or other transfers of real estate, or an interest
20 in real estate, including, but not limited to, mortgage and

1 mortgage assignments, presented for recording after the
2 effective date of this subsection shall conform to the
3 following:

4 (1) The document shall be titled and captioned as to its
5 form and contents with a single title reasonably
6 corresponding to a description of an instrument subject to
7 fees in accordance with the act of June 12, 1919 (P.L.476,
8 No.240), referred to as the Second Class County Recorder of
9 Deeds Fee Law, the act of April 8, 1982 (P.L.310, No.87),
10 referred to as the Recorder of Deeds Fee Law, or any law,
11 ordinance, rule or regulation establishing fees for the
12 recording of documents in counties of the first class, as
13 applicable.

14 (2) The document shall contain a property location,
15 including the county and municipal corporation wherein the
16 property lies, a legal description of the property and a
17 uniform parcel identifier number of the property affected if
18 required in accordance with section 5.

19 (3) The name of every owner or person with an interest
20 in the property described in the document shall be identified
21 as a party and shall be indexed accordingly by the recorder
22 of deeds. Person shall include any natural person,
23 association, fiduciary, partnership, corporation or other
24 entity, including a governmental entity.

25 (4) Documents shall not contain, or refer to by
26 incorporation, multiple transactions affecting multiple
27 parties and multiple properties, including mortgage
28 satisfactions and assignments of any type.

29 (b) The recorder of deeds may refuse to record any document
30 that does not conform to the standards set forth in subsection

1 (a).

2 Section 1.2. The recorder of deeds may charge a fee not to
3 exceed ten dollars for reprocessing a document rejected in
4 accordance with section 1.1(b) pursuant to an established
5 procedure and publication by the recorder of deeds.

6 Section 2. All acts or parts of acts are repealed insofar as
7 they are inconsistent with this act.

8 Section 3. Nothing in this act shall affect any deed, other
9 transfers of real estate or an interest in real estate, fully
10 executed, acknowledged or recorded prior to the effective date
11 of this act.

12 Section 4. This act shall take effect in 60 days.