

THE GENERAL ASSEMBLY OF PENNSYLVANIA

HOUSE BILL

No. 942 Session of 2013

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

AS REPORTED FROM COMMITTEE ON COMMERCE, HOUSE OF REPRESENTATIVES, AS AMENDED, JUNE 5, 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~~ EXCEPT AS PROVIDED FOR IN SUBSECTION <--
19 (C), IN addition to any other requirement of law, all deeds or
20 other transfers of real estate, or an interest in real estate,

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1 ~~including, but not limited to, mortgage and mortgage~~  
2 ~~assignments,~~ presented for recording after the effective date of  
3 this subsection shall conform to the 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.

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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.

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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 (C) THIS SECTION SHALL NOT APPLY TO MORTGAGE ASSIGNMENTS. <--

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

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 All acts or parts of acts are repealed insofar as  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

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

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