
THE GENERAL ASSEMBLY OF PENNSYLVANIA

SENATE BILL

No. 1244 Session of
2020

INTRODUCED BY TOMLINSON, AUMENT, TARTAGLIONE AND LEACH,
AUGUST 31, 2020

REFERRED TO LOCAL GOVERNMENT, AUGUST 31, 2020

AN ACT

1 Amending the act of April 8, 1982 (P.L.310, No.87), entitled "An
2 act establishing fees for services of recorders of deeds in
3 counties of the second A, third, fourth, fifth, sixth,
4 seventh and eighth classes and home rule charter counties of
5 these classes; authorizing a special deed and mortgage
6 recording fee in certain counties; and establishing county
7 demolition funds," further providing for title of act,
8 repealing provisions relating to fee schedule, providing for
9 definitions and for fees for recordation of documents and
10 further providing for County Records Improvement Fund and for
11 county demolition fund; and making related repeals.

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

14 Section 1. The title of the act of April 8, 1982 (P.L.310,
15 No.87), referred to as the Recorder of Deeds Fee Law, is amended
16 to read:

17 AN ACT

18 Establishing [fees for services of recorders of deeds] a
19 predictable fee for recordation of documents in counties of
20 the second A, third, fourth, fifth, sixth, seventh and eighth
21 classes and home rule charter counties of these classes;
22 authorizing a special deed and mortgage recording fee in

1 certain counties; and establishing county demolition funds.

2 Section 2. Section 1 of the act is repealed:

3 [Section 1. The fees of the recorders of deeds in counties
4 of the second A, third, fourth, fifth, sixth, seventh and eighth
5 classes shall be as follows:

6

7 Instrument	Fee
	up to
	4 names and
	4 pages
	exclusive of notations

10

11

12 Adjudication, certified excerpt..... \$11.50

13 Agreement..... 11.50

14 Articles of incorporation..... 11.50

15 Amendments..... 11.50

16 Assignments..... 11.50

17 Award..... 11.50

18 Branding..... 11.50

19 Charter..... 11.50

20 Commission - district judge..... 14.50

21 Commission - notary public and bond..... 14.50

22 Commission - police and oath..... 14.50

23 Condominium:

24 Code of regulations..... 11.50

25 Declaration of plans..... 11.50

26 Plan (24 x 36)..... 25.00

27 Consent form..... 11.50

28 Correction instrument or re-recording..... 11.50

29 Decree of court of feme sole trader..... 11.50

30 Deed..... 11.50

1	Each additional description.....	.50
2	Each additional parcel number.....	.50
3	Declaration of taking or trust.....	11.50
4	Discharge (veteran).....	Free
5	Distribution.....	11.50
6	Easements.....	11.50
7	Election to take.....	11.50
8	Extension of mortgage.....	11.50
9	Finance statements.....	9.50
10	Secured transaction.....	9.50
11		on standard
12		form
13	Assignment or release.....	9.50
14		on standard
15		form
16	Continuation.....	9.50
17		on standard
18		form
19	Termination.....	9.50
20		on standard
21		form
22	Finance statement-nonstandard-first supplement	
23	page.....	2.00
24	Each additional supplement page.....	1.00
25	Leases.....	11.50
26	Mortgages.....	11.50
27	Each additional description.....	.50
28	Each additional parcel number.....	.50
29	Mortgage satisfaction.....	5.00
30	Order of court (except to satisfy).....	11.50

1	Order to satisfy lost mortgage.....	11.50
2	Ordinances.....	11.50
3	Power of attorney.....	11.50
4	Release.....	11.50
5	Re-recording.....	11.50
6	Revocation.....	11.50
7	Right-of-way.....	11.50
8	Sheriff's deed.....	11.50
9	Mortgage satisfaction piece.....	11.50
10	Termination of Federal tax lien.....	9.50
11	Filing fee for Act No. 287 of 1974.....	5.00
12	Copy - each township	2.00
13	Preferential assessments under Act No. 319 of	
14	1974.....	11.50
15	Certification and seal.....	1.50
16	Each name over four.....	.50
17	Each page or part over four.....	2.00
18	Each marginal notation.....	2.00
19	State highway and/or mining plans - first page.	10.00
20	Each additional page.....	3.00
21	Each name indexed.....	.50
22	Subdivision plans - fee to be set by recorder of	
23	deeds	
24	Acknowledgments.....	2.00
25	Searches:	
26	Financial statements each debtor.....	5.00
27	Additional fee for each financing statement	
28	found and for each statement of assignment	
29	reported therein.....	1.00
30	Ownership.....	5.00

1	Change of name.....	5.00
2	Mortgage assignment.....	5.00
3	Ancillary transaction.....	5.00
4	Copies:	
5	Per page.....	.50
6	Certification.....	1.50

7 Where no fee is specified the fee shall be set by the
8 recorder of deeds.]

9 Section 3. The act is amended by adding sections to read:

10 Section 1.1. The following words and phrases when used in
11 this act shall have the meanings given to them in this section
12 unless the context clearly indicates otherwise:

13 "Document." Any document or instrument, other than a veteran
14 discharge paper, delivered to a recorder of deeds which is
15 required by law or is eligible to be recorded in person, by
16 mail, electronically or in any other manner.

17 "Flat rate." A rate that does not vary based on any factor
18 under section 1.2(b).

19 "Statutory fee." Any fee, tax or surcharge required by
20 regulation or act of the General Assembly to be collected upon
21 recordation of a document, including, but not limited to, the
22 surcharges imposed under section 2802-E of the act of April 9,
23 1929 (P.L.177, No.175), known as The Administrative Code of
24 1929, or section 1795.1-E of the act of April 9, 1929 (P.L.343,
25 No.176), known as The Fiscal Code.

26 Section 1.2. (a) The fees of the recorders of deeds in
27 counties of the second A, third, fourth, fifth, sixth, seventh
28 and eighth classes, or equivalent officers in home rule charter
29 counties, for the recordation of a document shall not exceed
30 \$50. An additional fee of \$1 per name in excess of 50 names may

1 be imposed for a document containing more than 50 names.

2 (b) No fee, other than a fee established under this section
3 or another statutory fee, shall be charged by a recorder of
4 deeds, or by an equivalent officer in a home rule charter
5 county, for the recordation of a document based on, or
6 including, certification and seal, number of pages, number of
7 names, number of marginal references, type of document or
8 rejection of document regardless of the number of times
9 rejected, or otherwise.

10 (c) A county shall be subject to the following:

11 (1) An additional fee established in accordance with 53
12 Pa.C.S. § 6011(a) (relating to affordable housing programs fees
13 in counties) shall be imposed at a flat rate not to exceed 100%
14 of fees collected under subsection (a).

15 (2) An additional fee established in accordance with the act
16 of January 15, 1988 (P.L.1, No.1), known as the Uniform Parcel
17 Identifier Law, shall be imposed at a flat rate per uniform
18 parcel identifier, except that no fee shall be imposed for the
19 first uniform parcel identifier.

20 (3) Notwithstanding any other provision of law, a recorder
21 of deeds may charge 50¢ per page for copies and \$1.50 for
22 certifications of previously recorded documents.

23 (d) The governing body of each county shall, by resolution
24 or ordinance, establish fees in accordance with subsections (a)
25 and (c) (1) and (2), to the extent the fees are imposed by the
26 county, within 120 days of the effective date of this section
27 and may, no more frequently than every two years, adjust those
28 fees within the limitations of this section. At least 30 days
29 prior to the enactment of any ordinance or resolution
30 establishing or adjusting fees in accordance with this section,

1 the governing body shall obtain from the recorder of deeds, or
2 equivalent officer in home rule counties, an estimate of the
3 minimum fees necessary to fund operations of the office. In the
4 absence of a resolution or ordinance by the governing body of a
5 county, the fee for the recordation of a document shall be \$50.

6 Section 4. Sections 2.1(b) and 2.2(b) of the act are amended
7 to read:

8 Section 2.1. * * *

9 (b) In addition to the fee charged by a recorder of deeds or
10 by an equivalent officer in a home rule charter county, a flat
11 rate fee in the amount of \$5 shall be charged and collected for
12 each document recorded. The fee shall be distributed in the
13 following manner:

14 (1) The amount of \$3 shall be retained in a separate
15 fund within the office of the recorder of deeds to be used,
16 in accordance with regular county budgeting, contracting and
17 procurement practices, to support development and improvement
18 of office records management activities and systems in the
19 office of the recorder of deeds or in its equivalent in a
20 home rule charter county. Amounts in the separate fund shall
21 not be used to substitute any allocations of general revenues
22 for the operation of the recorder's office without the
23 express consent of the recorder. The separate fund shall be
24 audited by the appropriate auditing agency, and any
25 unexpended balance, together with interest earned on the
26 separate fund, shall be left in the separate fund to
27 accumulate from year to year. Beginning with the close of the
28 fiscal year four years after the effective date of this
29 section and every four years thereafter, any unencumbered
30 funds remaining in the separate fund shall be transferred to

1 the County Records Improvement Fund.

2 (2) The amount of \$2 shall be deposited in the County
3 Records Improvement Fund for use as prescribed in subsection
4 (c).

5 * * *

6 Section 2.2. * * *

7 (b) In addition to the fees charged by a recorder of deeds
8 or an equivalent officer in a county, the governing body of the
9 county may, by resolution or ordinance, authorize the recorder
10 of deeds to charge and collect a flat rate fee not to exceed \$15
11 for each deed and mortgage recorded. The fee shall be deposited
12 into the county demolition fund to be used exclusively for the
13 demolition of blighted property situate in the county.

14 * * *

15 Section 5. Repeals are as follows:

16 (1) The General Assembly declares that the repeals under
17 paragraph (2) are necessary to effectuate the provisions of
18 this act.

19 (2) The following acts and parts of acts are repealed:

20 (i) 53 Pa.C.S. § 6011(b).

21 (ii) The act of December 17, 1986 (P.L.1685,
22 No.197), relating to recorder of deeds - charges for
23 accepting documents.

24 Section 6. This act shall take effect immediately.