
THE GENERAL ASSEMBLY OF PENNSYLVANIA

HOUSE BILL

No. 2230 Session of
2024

INTRODUCED BY STAATS, MAKO, MARCELL, M. MACKENZIE, PICKETT,
GILLEN, MOUL, JAMES, BOROWSKI, RADER AND ARMANINI,
APRIL 24, 2024

REFERRED TO COMMITTEE ON LOCAL GOVERNMENT, APRIL 24, 2024

AN ACT

1 Providing for records notification service.

2 The General Assembly of the Commonwealth of Pennsylvania
3 hereby enacts as follows:

4 Section 1. Short title.

5 This act shall be known and may be cited as the Records
6 Notification Service Act.

7 Section 2. Definitions.

8 The following words and phrases when used in this act shall
9 have the meanings given to them in this section unless the
10 context clearly indicates otherwise:

11 "Recorder." As follows:

12 (1) A county recorder of deeds or a county official or
13 department responsible for the recording of documents in a
14 county without a recorder of deeds.

15 (2) The term includes the Philadelphia Department of
16 Records and the Allegheny County Department of Real Estate.

17 "Records notification service." The records notification

1 service established under section 3(a).

2 Section 3. Records notification service.

3 (a) Establishment, maintenance and purpose.--Each recorder
4 shall establish and maintain a free records notification service
5 to alert a landowner of any recording tending to affect a right,
6 title or interest in the real property of the landowner.

7 (b) Duties.--Each recorder that establishes and maintains a
8 records notification service shall:

9 (1) Ensure that the records notification service is
10 capable of notifying a landowner by text or email within 24
11 hours of any recording tending to affect a right, title or
12 interest in the real property of the landowner.

13 (2) Allow a homeowner to register for the recording
14 notification service.

15 Section 4. Construction.

16 Nothing in this act shall be construed to require a recorder
17 to provide or allow access to a record or information that is
18 confidential or exempt under law.

19 Section 5. Immunity.

20 A recorder shall not be subject to a cause of action or civil
21 liability regarding the creation, maintenance or operation of a
22 records notification service.

23 Section 6. Effective date.

24 This act shall take effect in 60 days.