

# RECORDING FEES ARE TOO COMPLEX

**THE COST TO RECORD A DOCUMENT IN PUBLIC RECORDS IS UNNECESSARILY CONFUSING AND COMPLEX. THE COST IS OFTEN CALCULATED BASED UPON:**

## HOW?

1

The number of legal names cited in a document

2

The number of pages in a document

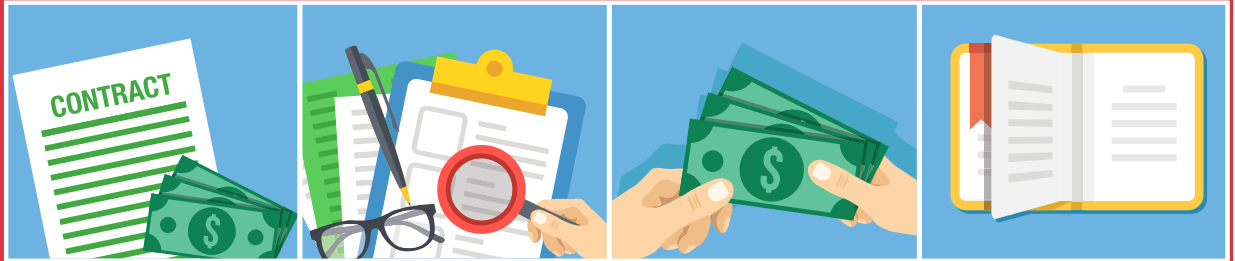
3

The number of property parcel numbers in the document

4

The number of reference points in a document

**All of which are complex, opaque and unnecessarily confusing for:**



### CONSUMERS

about the amount of fees they will be charged when they buy a home

### COUNTY RECORDS & CLERKS

who benefit from more predictable budget planning and fewer recording errors

### BANKS AND CREDIT UNIONS

who need predictable fees in order to comply with federal consumer financial law.

### REAL ESTATE SETTLEMENT SERVICE PROVIDERS

to accurately describe closing costs.

HR 1073 was passed on October 27, 2016 and moved to the Legislative Budget and Finance Committee to conduct a comprehensive review of the scope of records maintained and fees collected by the county recorder of deeds offices in PA and make recommendations.

**New federal regulations give tougher penalties for those that do not provide consumers clear information about the costs of a mortgage, including recording fees.**



## ■■■■■■■■■■ SOLUTION ■■■■■■■■■■

Use effective advocacy strategies on State Legislatures to pass recording fee structures that are predicable/flat/uniform. Systems of this nature have already been proven to remove uncertainty in the recording process for all parties involved in a real estate transaction.

For more information about the Pennsylvania Land Title Association and to read the Resolution visit:

[www.plta.org](http://www.plta.org)



**American Land Title Association**  
Protect your property rights



### Predictable/Flat Standards of Recording Work Well in 10 States to date:



*All states listed have recording fees structures that are fiscally sound and revenue neutral to county and State budgets*