



Real Estate Recording Legislation

Includes URPERA

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State	Bill	Introduced	Description	Status
AL	H273	1/23/18	Doubles the recording fee for certain instruments given to secure the payment of any debt from .15 per \$100 to .30 per \$100.	FAILED. Legislature adjourned without passing the bill.
AL	S242	1/30/18	Doubles the recording fee for certain instruments given to secure the payment of any debt from .15 per \$100 to .30 per \$100.	FAILED. Legislature adjourned without passing the bill.
AZ	S1043	1/8/18	Changes recording fees to flat rate predictable fee structure.	ENACTED on 4/5/18. Takes effect 6/30/19.
CA	A110	1/10/17	Exempts federal liens and documents recorded by any political subdivision of state government from the \$75 fee applicable to recording real estate documents.	ENACTED 3/13/18. The new law took effect immediately.
CA	S120	1/11/17	Exempts federal liens and documents recorded by any political subdivision of state government from the \$75 fee applicable to recording real estate documents.	FAILED. Moved to inactive file in favor of AB 110.
CO	H1154	1/31/18	Restricts solicitations to provide a public record for a fee. Specifically, a person who solicits a fee for providing a copy of a deed or deed of trust must notify each county clerk where the solicitation will occur at least 15 days in advance. The bill also limits the fees that may be charged to 4 times the fee charged by the county.	ENACTED 4/12/18. Takes effect 90 days after general assembly adjourns.

CO	S6	1/10/18	Increases surcharge that county clerks charge for filing or recording documents from \$1 to \$5.	FAILED. Postponed indefinitely.
CT	H5090	2/14/18	Eliminates the state portion of the real estate conveyance tax.	FAILED. Died in committee on 4/6/18.
CT	S117	2/15/18	Phases out the real estate conveyance tax.	FAILED. Died in committee on 4/6/18.
DE	H353	3/27/18	Clarifies that existing law requires mortgagees to file a statement of mortgagee address change when its notice address changed, not to require mortgagees to include each mortgage affected by a change of notice address. In addition, the new law clarifies that each recorder must create a statement of mortgagee address change index and provide for the minimum information required by such an index; provides a penalty for the failure to file a statement of mortgagee address change within 60 days of a change in notice address; and grants each recorder the power to impose fees to defray expenses associated with cost of the mortgagee address change index.	ENACTED 9/4/18. Took effect immediately.
GA	H1036	3/7/18	Allows the Clerk of the Superior Court of Fulton County to require that all instruments presented for recording include the property identification number.	ENACTED 5/8/18. Takes effect 7/1/18.
GA	S120 2017	2/2/17	Amends existing law to provide for the effect of an instrument that was not attested or acknowledged as required by law and provides for correction by affidavit.	FAILED. Legislature adjourned without passing the bill.
GA	S299 2017	3/28/17	Provides that no instrument shall be recorded unless it has been signed by a licensed GA attorney in good standing to attest that such instrument was properly drafted under the laws of the state and is not fraudulent.	FAILED. Legislature adjourned without passing the bill.
HI	H698 2017	1/20/17	Substantially raises the conveyance tax for properties with a value over \$2 million.	FAILED. Legislature Adjourned without passing the bill.

HI	H1964	1/19/18	Increases conveyance taxes.	FAILED. Legislature Adjourned without passing the bill.
HI	H2536	1/23/18	Provides that a deed for a condominium property regime, planned community association, agricultural cooperative association, limited-equity housing cooperative, or cooperative housing corporation may not be recorded without first obtaining subdivision approval by the county.	FAILED. Legislature Adjourned without passing the bill.
HI	S2416	1/19/18	Substantially raises the conveyance tax for properties with a value over \$2 million. Similar to HB 698.	FAILED. Legislature Adjourned without passing the bill.
ID	H518	2/9/18	Clarifies and revises certain fees charged by county recorders.	ENACTED on 3/20/18. Takes effect on 7/1/18.
IL	H4765	2/13/18	Requires county recorders in a county with a population of over 1,000,000 to implement a predictable fee schedule and eliminates fees based on the attributes of individual documents. Affected counties must have the predictable fee schedule implemented by 1/1/20.	ENACTED on 8/22/18. Takes effect 1/1/19.
IL	H5188	2/15/18	Amends Conveyances Act to provide that the Section concerning the interests of subsequent purchasers without notice is a pure-notice recording statute. .	Pending.
IA	H2232	2/2/18	Amends provisions related to satisfaction of mortgages.	ENACTED on 3/28/18. Takes effect on 7/1/18.
KY	H266	1/29/18	Provided for contents of deed but original text was replaced with Revised Uniform Law on Notarial Acts.	FAILED. Legislature adjourned without passing the bill.
KY	H333	2/8/18	Enacts the Uniform Real Property Electronic Recording Act and a modified version of the Revised Uniform Law on Notarial Acts ("RULONA") that provides for remote notarization. Similar to SB 135.	FAILED. Legislature adjourned without passing the bill.

KY	S135	2/7/18	Enacts the Uniform Real Property Electronic Recording Act and a modified version of the Revised Uniform Law on Notarial Acts ("RULONA") that provides for remote notarization. Similar to HB 333.	FAILED. Legislature adjourned without passing the bill.
KY	S139	2/9/18	Establishes requirements for the full name of the grantor and grantee on a deed to real property. Bill amended on 3/16/18 to include provisions for perfection and discharge of liens on motor vehicle certificate of title.	ENACTED on 4/10/18. Takes effect 90 days after the General Assembly adjourns.
LA	H172	3/12/18	Allows the seizing creditor or its attorney of record to cancel or partially release an inferior mortgage, lien, or privilege that was not cancelled according to law following a judicial sale by recording an "affidavit to cancel an inferior encumbrance" in the mortgage records of the parish in which the immovable property sold is located.	ENACTED on 5/29/18. Takes effect 8/1/18.
MA	H53 2017	3/16/17	Enacts the Uniform Real Property Recording Act.	Pending.
MA	H792 2017	1/23/17	Increases recording fees.	Assigned to Judiciary Committee.
MD	H1093	2/7/18	Enacts the Uniform Real Property Recording Act.	ENACTED on 5/8/18. Takes effect on 10/1/18.
MD	S1195	2/21/18	Enacts the Uniform Real Property Recording Act.	FAILED. Legislature adjourned without passing the bill.
MI	S999	05/15/18	Provides that a county register of deeds shall only accept electronic documents for recording from a person with which the register of deeds has entered into an agreement establishing a verified transactional relationship. If enacted, this bill would not take effect unless SB 664, SB 996, SB 997, and SB 998 are also all enacted and take effect at the same time.	Passed Senate on 6/6/18. Assigned to House Financial Services Committee.

MS	H727	1/11/18	Requires a mortgage or deed of trust filed after 7/1/19 to provide the loan amount and maturity date. Nonconforming records will be subject to an additional \$10 recording fee. Appears the same as SB 2412.	FAILED. Died in Committee on 1/30/18.
MS	S2412	1/15/18	Requires a mortgage or deed of trust filed after 7/1/19 to provide the loan amount and maturity date. Nonconforming records will be subject to an additional \$10 recording fee. Appears the same as HB 727.	FAILED. Died in Committee on 1/30/18.
MO	H1632	1/3/18	Relates to content requirements for deeds conveying real estate.	FAILED. Legislature Adjourned without passing the bill.
MO	H1696	1/3/18	Prohibits recorder from accepting any instruments for recording unless a certificate of value has been filed with the assessor.	FAILED. Legislature Adjourned without passing the bill.
MO	S1031	2/22/18	Authorizes the Jackson County Register of Deeds to collect and additional \$2 fee for any document recorded in the county.	FAILED. Legislature Adjourned without passing the bill.
NE	L750	1/3/18	Revises and clarifies the secured creditor's obligation to record a deed of reconveyance, release or satisfaction upon payment in full of the obligation and written request from the grantor of the interest.	ENACTED on 3/21/18. Takes effect 90 days after adjournment.
NE	L1075	1/17/18	Imposes a fee for the recordation of deeds equal to 1% of the value of the real estate.	FAILED. Legislature Adjourned without passing the bill.
NE	L1076	1/17/18	Triplies the documentary stamp tax on deeds from .25 per \$1000 to .75 per \$1000.	FAILED. Legislature Adjourned without passing the bill.
NH	H1602	1/3/18	Creates an "assurance deed" and establishes procedures for transferring marketable title through the use of such instrument.	Assigned to Commerce and Consumer Affairs Committee.

NJ	A1884	1/9/18	Provides that a buyer of residential real estate must record the deed within 30 days after the delivery date or incur a late filing fee of \$10 per day up to a maximum of \$500. The bill also requires that deeds presented for recording include a statement of delivery date to the grantee.	Assigned to the Housing and Community Development Committee.
NJ	A2749	1/29/18	Requires a limited liability company that is the grantor or grantee of a deed for residential real property containing one to four dwelling units to disclose the individual members of the company when it files a deed for recording. Companion bill to SB 241.	Assigned to the Housing and Community Development Committee.
NJ	A3474	3/5/18	Provides for an additional \$75 fee to be collected by county clerks or registers of deeds for recording documents. This new fee is in addition to any other applicable real estate document recording fees. The \$75 fee will be used to finance the New Jersey Affordable Housing Trust Fund.	Assigned to Assembly Housing and Community Development Committee.
NJ	A4138	6/7/18	Enhances protections against the recording of fraudulent deeds.	Assigned to Housing and Community Development Committee.
NJ	A4295	6/27/18	Increases rate of realty transfer fee and related tax, from 1% to 2%, imposed on purchasers that acquire certain property for over \$1 million.	Pending.
NJ	S241	1/9/18	Requires a limited liability company that is the grantor or grantee of a deed for residential real property containing one to four dwelling units to disclose the individual members of the company when it files a deed for recording. Companion bill to AB 2749.	Assigned to the Community and Urban Affairs Committee.
NJ	S1245	1/25/18	Enhances protections against the recording of fraudulent deeds.	Assigned to the Senate Community and Urban Affairs Committee.

NJ	S2216	3/5/18	Provides that a buyer of residential real estate must record the deed within 30 days after the delivery date or incur a late filing fee of \$10 per day up to a maximum of \$500. The bill also requires that deeds presented for recording include a statement of delivery date to the grantee.	Assigned to Senate Community and Urban Affairs Committee.
NJ	S2813	6/27/18	Increases rate of realty transfer fee and related tax, from 1% to 2%, imposed on purchasers that acquire certain property for over \$1 million.	Pending.
NY	A3443	1/27/17	Requires that the real property transfer tax return relating to residential property sold or purchased by a limited liability company to include information on the ownership of such company. Appears similar to S1717.	Carryover from 2017. Passed Assembly on 6/20/17. Recalled from Senate on 1/3/18 and is now pending in the Assembly.
NY	A4136	2/1/17	Clarifies the information required on the real property transfer tax return that must be provided by the buyer.	Carryover from 2017. Assigned to Judiciary Committee.
NY	S1717	1/10/17	Requires that the real property transfer tax return relating to residential property sold or purchased by a limited liability company to include information on the ownership of such company.	Carryover from 2017. Assigned to the Senate Investigations and Government Operations Committee.
NY	S2686	1/17/17	Authorizes cities and towns to impose a tax on real estate transfers.	Carryover from 2017. Assigned to the Senate Environmental Conservation Committee.
NY	S2966	1/18/17	Requires the clerk to send a notice of sale or transfer to the owner upon conveyance of residential real property. The party seeking to record the conveyance bears the cost of such notice and must provide a stamped large envelope with prepaid postage for the notice.	Carryover from 2017. Assigned to the Senate Judiciary Committee.
NY	S7123	1/3/18	Requires real estate transfer form to provide certain information about any person acting in a fiduciary capacity, the legal name of a responsible party, as well as an affidavit.	Pending.

NY	S8160	4/11/18	Provides that no person, firm, association or corporation shall engage in the business of assisting for hire in securing certified copies of real property deeds filed in the office of a county clerk in this state, nor shall any person, firm, association or corporation for compensation give instructions as to procuring certified copies of deeds. The provisions of this section would not apply to an attorney providing legal services to a client or to a licensed title insurance agency. A violation of any of the provisions of this section would constitute a misdemeanor.	Assigned to Senate Transportation Committee.
NC	H852	4/13/17	Updates provisions regarding corporate authority to sign documents to be recorded with the register of deeds to include limited liability companies and provides for regulation of companies that solicit a fee for retrieving copies of recorded documents.	ENACTED 6/25/18. Took effect immediately.
NC	S740	5/23/18	Permits Scotland County board of commissioners to prohibit the register of deeds from accepting a deed transferring property without certification that there are no delinquent taxes.	ENACTED 6/14/18. Took effect immediately.
RI	H5417	2/8/17	Increases the fines for failing to file a foreclosure deed from \$40 per month to \$100 per day. The bill also requires mortgagees, upon filing notice of intent to foreclose against a mortgagor, to file a copy of that notice in the land evidence records of the city or town in which the property is located and designate an agent for service of process within the state.	Carryover from 2017. The Judiciary Committee recommended the bill be held for further study 3/1/17.
RI	H5622	3/1/17	Provides that any transfer of the ownership of the beneficial interest in, or the right to enforce, a promissory note or other negotiable instrument secured by a mortgage must be accompanied by an assignment of the mortgage that is presented for recording with the applicable recording fee within thirty (30) days of the transfer, and the assignment of the mortgage must identify the party to whom the note or other negotiable instrument securing the mortgage has been assigned.	Carryover from 2017. Assigned to the Corporations Committee.

RI	H5694	3/1/17	Validates certain conveyancing defects in various instruments executed by or affecting grantors, grantees, business entities, powers of attorney, probate fiduciaries, mortgage discharges and foreclosures or certain clerical defects.	Carryover from 2017. Assigned to the Judiciary Committee.
RI	H6104	4/12/17	Enacts the Uniform Real Property Electronic Recording Act.	See HB 7080.
RI	H7080	1/10/18	Enacts the Uniform Real Property Electronic Recording Act.	ENACTED on 6/28/18. Takes effect on 7/1/19.
RI	S417	3/2/17	Increases the fines for failing to file a foreclosure deed. The bill would also require mortgagees, upon filing notice of intent to foreclose against a mortgagor, to file a copy of that notice in the land records of the city or town in which the property is located and designate an agent for service of process within the state.	Carryover from 2017. Assigned to the Judiciary Committee.
RI	S659	3/29/17	Provides that all transfers of a mortgage interest on residential property be recorded so as to provide a clean chain of title for consumers to track the owner of their mortgage loans, and will render moot the question of standing of a nominee in foreclosure actions by discontinuing the practice of recording mortgages in the name of a party other than the holder of the note secured by the mortgage.	Carryover from 2017. Assigned to the Judiciary Committee.
RI	S2093	1/18/18	Enacts the Uniform Real Property Electronic Recording Act.	See HB 7080.
RI	S2145	1/23/18	Enacts the Uniform Real Property Electronic Recording Act.	ENACTED. See HB 7080.
SC	H3337 (2017)	1/10/17	Revises the filing and recording fees which may be charged for certain documents filed or recorded with the offices of the register of deeds or clerk of court	Passed the House 2/23/18. Pending in Senate Judiciary Committee.

SC	H4520	1/9/18	Requires a "prepared by" statement on deeds and mortgages as a condition of recording.	Assigned to House Judiciary Committee.
SC	H5055	3/1/18	Requires a deed or mortgage of real estate executed after June 1, 2018, must identify the preparer of the instrument and provide his contact information or an attorney licensed to practice in SC assisting with the closing of the instrument in order to be recorded.	Assigned to House Judiciary Committee.
SC	S278	1/24/17	Established uniform standards for the format of documents submitted to the clerk of court or register of deeds.	Carryover from 2017. Assigned to the Judiciary Committee.
SC	S363	2/7/17	Increases deed recording fees by .20 for each \$500 of property value.	Carryover from 2017. Assigned to the Finance Committee.
SC	S864	1/9/18	Established flat fee structure for documents filed or recorded with the clerk of court or register of deeds.	Assigned to the Senate Judiciary Committee.
TN	H1230	2/9/17	Requires a deed of conveyance of real property to be prepared by a licensed attorney or the owner of the real property; requires register of deeds to verify that a deed of conveyance of real property was prepared by a licensed attorney or the owner of the real property and note the verification on the deed; and provides that county register may refuse to register any deed of conveyance of real property that is not prepared by a licensed attorney or the owner of the real property. Similar to SB 1311.	FAILED. Legislature Adjourned without passing the bill.
TN	H1926	1/25/18	Original text would have increased the fee for marginal release of lien from \$3 to \$5. The bill was later amended to specify the damages recoverable by a real property owner who prevails in an action challenging the validity of a lien. .	ENACTED 5/21/18. Took effect immediately.
TN	H2674	2/1/18	Requires register of deeds to verify the license of a contractor prior to recording a contractor's lien.	FAILED. Legislature Adjourned without passing the bill.

TN	S1311	2/9/17	Requires a deed of conveyance of real property to be prepared by a licensed attorney or the owner of the real property; requires register of deeds to verify that a deed of conveyance of real property was prepared by a licensed attorney or the owner of the real property and note the verification on the deed; and provides that county register may refuse to register any deed of conveyance of real property that is not prepared by a licensed attorney or the owner of the real property. Similar to HB 1230	FAILED. Legislature Adjourned without passing the bill.
TN	S2204	1/25/18	Increases the fee for marginal release of lien from \$3 to \$5. Similar to HB 1926.	FAILED. Legislature Adjourned without passing the bill.
TN	S2360	2/1/18	Requires register of deeds to verify the license of a contractor prior to recording a contractor's lien.	FAILED. Legislature Adjourned without passing the bill.
UT	H61	1/22/18	Allows a Recorder to record an instrument without prior payment of recording fees if the Recorder uses an electronic payment system.	ENACTED 3/19/18. Takes effect 60 days after adjournment.
WA	H2204	4/20/17	Repeals the state's land registration (Torrens) laws. The bill would cause all properties currently registered under the Torrens system to be withdrawn. Owners of such properties would need to surrender their duplicate certificates of title or certified copies thereof to the registrar of titles for the appropriate county by 7/1/2018. The registrar would then be required to issue a certificate of withdrawal without charge.	FAILED. Legislature Adjourned without passing the bill.
WA	H2315	1/8/18	Similar to HB2204. The bill would require all real property to be withdrawn from the land registration system by 7/1/2019.	FAILED. Legislature Adjourned without passing the bill.
WA	H2316	1/8/18	Expands the authority of the Recording Standards Commission and the secretary of state. If enacted, the secretary of state would be responsible for establishing standards and practices for recording offices. This includes adopting administrative rules for real estate recording and UCC records. Similar to SB 6057.	FAILED. Legislature Adjourned without passing the bill.

WA	S6057	1/8/18	Expands the authority of the Recording Standards Commission and the secretary of state. If enacted, the secretary of state would be responsible for establishing standards and practices for recording offices. This includes adopting administrative rules for real estate recording and UCC records. Similar to HB 2316.	FAILED. Legislature Adjourned without passing the bill.
WV	H4208	1/19/18	Enacts the Uniform Real Property Electronic Recording Act.	FAILED. Legislature Adjourned without passing the bill.
WV	H4335	1/26/18	Requires a lien release to include the book and page number where the original lien was filed.	FAILED. Legislature Adjourned without passing the bill.