



# Real Estate Recording Legislation 2019

Includes URPERA

Updated January 11, 2019

For further information please contact:

Paul Hodnefield  
 Associate General Counsel  
 Phone: (651) 494-1730  
 Toll Free: (800) 927-9801, Ext 61730  
 Email: [paul.hodnefield@cscglobal.com](mailto:paul.hodnefield@cscglobal.com)

State	Bill	Introduced	Description	Status
Missouri	H63	1/9/19	Prohibits Recorder from accepting any deed or instrument that grants, assigns, transfers, or otherwise conveys or vests any interest in real property unless it indicates a completed certificate of real estate value has been delivered to the assessor.	Pending.
New Jersey	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.	Carryover from 2018. Assigned to the Housing and Community Development Committee.
New Jersey	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.	Carryover from 2018. Assigned to the Housing and Community Development Committee.
New Jersey	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.	Carryover from 2018. Assigned to Assembly Housing and Community Development Committee.
New Jersey	A4138	6/7/18	Enhances protections against the recording of fraudulent deeds.	Carryover from 2018. Assigned to Housing and Community Development Committee.

<b>New Jersey</b>	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.	Carryover from 2018. Pending.
<b>New Jersey</b>	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.	Carryover from 2018. Assigned to the Community and Urban Affairs Committee.
<b>New Jersey</b>	S1245	1/25/18	Enhances protections against the recording of fraudulent deeds.	Carryover from 2018. Assigned to the Senate Community and Urban Affairs Committee.
<b>New Jersey</b>	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.	Carryover from 2018. Assigned to Senate Community and Urban Affairs Committee.
<b>New Jersey</b>	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.	Carryover from 2018. Pending.
<b>North Dakota</b>	H1243	1/8/19	Requires that an easement must be recorded within 180 days of creation to be valid, even between the parties.	Assigned to House Political Subdivisions Committee.
<b>South Carolina</b>	H3243	1/8/19	Establishes a flat fee schedule for documents recorded with a register of deeds.	Assigned to House Judiciary Committee.
<b>South Carolina</b>	H3380	1/8/19	Requires that in order to be recorded a deed or mortgage executed after June 1, 2019, must identify the preparer of the instrument and provide his contact information or an attorney licensed to practice in South Carolina assisting with the closing of the instrument.	Assigned to House Judiciary Committee.
<b>Virginia</b>	H2323	1/9/19	Provides that a clerk may refuse to a lien or encumbrance if such clerk reasonably believes such lien or encumbrance is being filed maliciously.	Pending
<b>West Virginia</b>	H2086	1/9/19	Adopts the Uniform Real Property Electronic Recording Act	Assigned to House Judiciary Committee.

<b>West Virginia</b>	H2187	1/9/19	Requires that lien releases filed with county clerk's office include the Deed of Trust Book and page numbers where the lien is filed.	Assigned to House Judiciary Committee.
----------------------	-------	--------	---	--