
THE GENERAL ASSEMBLY OF PENNSYLVANIA

HOUSE BILL

No. 1244 Session of
2023

INTRODUCED BY CIRESI, MADDEN, GUENST, McANDREW, MALAGARI, HILL-
EVANS, DELLOSO, TAKAC, SANCHEZ, WARREN, HOWARD, BRIGGS,
NEILSON, T. DAVIS, O'MARA AND SAPPEY, MAY 24, 2023

REFERRED TO COMMITTEE ON LOCAL GOVERNMENT, MAY 24, 2023

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 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:

AN ACT

17
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 Section 1 of the act is repealed: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:

Instrument	Fee up to
	4 names and
	4 pages
	exclusive of notations
Adjudication, certified excerpt.....	\$11.50
Agreement.....	11.50
Articles of incorporation.....	11.50
Amendments.....	11.50
Assignments.....	11.50
Award.....	11.50
Branding.....	11.50
Charter.....	11.50
Commission - district judge.....	14.50
Commission - notary public and bond.....	14.50
Commission - police and oath.....	14.50
Condominium:	
Code of regulations.....	11.50
Declaration of plans.....	11.50
Plan (24 x 36).....	25.00
Consent form.....	11.50
Correction instrument or re-recording.....	11.50
Decree of court of feme sole trader.....	11.50
Deed.....	11.50
Each additional description.....	.50
Each additional parcel number.....	.50

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

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

1	Ancillary transaction.....	5.00
2	Copies:	
3	Per page.....	.50
4	Certification.....	1.50

5 Where no fee is specified the fee shall be set by the
6 recorder of deeds.]

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

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

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

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

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

22 Section 1.2. (a) The fees of the recorders of deeds in
23 counties of the second A, third, fourth, fifth, sixth, seventh
24 and eighth classes, or equivalent officers in home rule charter
25 counties, for the recordation of a document shall be imposed at
26 a flat rate not to exceed \$50 for the first 50 pages. An
27 additional fee may be imposed for a document exceeding 50 pages.
28 An additional fee of \$1 per name in excess of 25 names may be
29 imposed for a document containing more than 25 names.

30 (b) No fee, other than a fee established under this section

1 or another statutory fee, shall be charged by a recorder of
2 deeds, an equivalent officer in a home rule charter county or
3 any other county office for the recordation of a document,
4 regardless of the number of times rejected, or otherwise.

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

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

10 (2) An additional fee established in accordance with the
11 act of January 15, 1988 (P.L.1, No.1), known as the Uniform
12 Parcel Identifier Law, shall be imposed at a flat rate per
13 uniform parcel identifier and the total fee charged for
14 recording any single document under the Uniform Parcel
15 Identifier Law or this act, regardless of the number of
16 uniform parcel identifiers recorded, shall not exceed \$10,000
17 per document.

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

21 (d) The governing body of each county shall, by resolution
22 or ordinance, establish fees in accordance with subsections (a)
23 and (c)(1) and (2), to the extent that the fees are imposed by
24 the county, within 120 days of the effective date of this
25 section and may, no more frequently than every two years, adjust
26 those fees within the limitations of this section. In the
27 absence of a resolution or ordinance by the governing body of a
28 county, the flat rate fee for the recordation of a document
29 shall be \$50 for the first 50 pages.

30 Section 4. Sections 2.1(b) and 2.2(b) of the act are amended

1 to read:

2 Section 2.1. * * *

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

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

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

29 * * *

30 Section 2.2. * * *

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

8 * * *

9 Section 5. Repeals are as follows:

10 (1) The General Assembly declares that the repeals under
11 paragraph (2) are necessary to effectuate the provisions of
12 this act.

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

14 (i) 53 Pa.C.S. § 6011(b).

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

18 Section 6. This act shall take effect immediately.