

PENN ATTORNEYS

TITLE ALERT

DATE: 12/23/08

RE: Title Alert 2008-23 Act 110 - Deed Registration

Presently, there are several municipalities that require original deeds to be registered with the municipality prior to recording them in the Recorder of Deeds Office. That practice will soon be coming to an end due to the enactment of The Uniform Municipal Deed Registration Act (Act 110), which was signed into law on October 9, 2008.

Effective December 8, 2008¹, municipalities are prohibited from requiring the registration of a deed prior to its recording. However, Act 110 does not totally prohibit a municipality from requiring the registration of a deed. Instead, it provides for the registration of a copy of the deed within two (2) business days after recording the original deed.

Therefore, starting December 8, for every settlement involving the sale of property in one of the municipalities that requires deed registration (see attached list), a copy of the executed deed should be sent to the municipality for registration, by registered or certified mail, return receipt requested, with a check in the amount of \$10.00², within 2 business days of settlement. The act also allows for delivering a copy of the deed to the municipality in lieu of certified mail. If you opt for delivery of the deed, you should obtain a signed receipt from the municipality acknowledging receipt of the copy of the deed for registration. A sample receipt is attached.

¹ The Act takes effect 60 days after enactment.

² The Act limits the amount the municipality may charge for deed registration to \$10.00. Some municipalities on the attached list currently charge more, but that should change pursuant to the Act.

Should you have any questions, please feel free to contact us at (800) 352-2216.

Title Alerts from 1997 to present are available on our website at: <http://www.pennattorneys.com>

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DEED REGISTRATION Rev 6-09-08 (pjl)

BUCKS COUNTY

BUCKINGHAM TWP.....	\$ 5.00
DOYLESTOWN BOROUGH.....	\$ 5.00
DOYLESTOWN TWP.....	\$ 5.00
DURHAM TWP.....	\$10.00
LOWER SOUTHAMPTON TWP.....	\$25.00
MORRISVILLE BOROUGH.....need use and occupancy permit prior to Settlement @ add'l cost of \$60.00	\$25.00
NEW BRITAIN BOROUGH.....	\$10.00
NEW BRITAIN TWP.....Occupancy Certification Required	\$10.00
NEWTOWN BOROUGH.....	\$45.00
PERKASIE BOROUGH.....	\$ 5.00
PLUMSTEAD TWP.....	\$25.00
QUAKERTOWN.....	\$10.00
SELLERSVILLE.....	\$10.00
WRIGHTSTOWN TOWNSHIP...(evidence of U&O required)	\$25.00
WEST ROCKHILL TWP.....	\$25.00

CHESTER COUNTY

COATESVILLE CITY.....Done at courthouse.....	NO FEE
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DELAWARE COUNTY

CHESTER CITY.....	\$45.00
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LEBANON COUNTY

LEBANON CITY.....For all sales, Buyer Notification must be ordered \$15.00 (normal) \$2.00 (rush less than 3 days) or \$40.00 (if ordered after closing).	
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MONTGOMERY COUNTY

ABINGTON TWP.....Need smoke detector Affidavit if a sale	\$25.00
BOROUGH OF BRIDGEPORT.....	\$10.00
CHELTENHAM TWP... If a SALE, Need to file application for Use Certification..... & Smoke detector Affidavit prior to settlement * \$20.00 additional fee for application	*\$15.00
CONSHOHOCKEN BORO.....Need copy of U&O.....	\$25.00
EAST NORRITON TWP.....Need copy of settlement sheet.....	\$ 5.00
LOWER MERION TWP.....	\$30.00
If a sale, need resale Certificate Part I and II.....(extra fees involved) Part I done before settlement, Part II can be done at settlement	
MONTGOMERY TWP.....	\$15.00
NORTH WHALES BOROUGH.....	\$15.00
Need to file application for Use and Occupancy Permit prior to deed recording	
POTTSTOWN BORO.....	\$15.00
Need use & occupancy permit and Water/Sewer Certificate	
PLYMOUTH TWP.....	\$ 5.00
Need Certificate of adequacy or condo Unit & Common Interest Property Disclosure Statement for sale	
SPRINGFIELD TWP.....	\$ 5.00
Statement of Certification needs to be obtained by the Seller from the Twp prior to closing and given to the purchaser to sign at closing. The Original then gets sent by Recording with the Deed for registration.	
WEST CONSHOHOCKEN BOROUGH..... Use & Occupancy Permit Required	\$25.00

SCHUYLKILL COUNTY

POTTSVILLE CITY.....	\$25.00
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I hereby acknowledge receipt of a copy of a deed for property located at [insert address], and a check in the amount of \$10.00, delivered to [name of municipality]'s office on date set forth below, for the purpose of registering such deed with the aforesaid municipality.

[name of municipality]

By: _____

Name:

Title:

Date: _____