

No. 1988-1

AN ACT

SB 131

Authorizing a county, with the written recommendation of its recorder of deeds or commissioner of records, by ordinance of its governing body, to establish a uniform parcel identifier system by providing for a depository agency of the county's tax maps, including additions, deletions and revisions to such maps, and by providing for the assignment by such depository agency of uniform parcel identifiers for each parcel on the map in order to facilitate conveyancing and its tax assessment and to establish a modern land record system.

The General Assembly of the Commonwealth of Pennsylvania hereby enacts as follows:

Section 1. Short title.

This act shall be known and may be cited as the Uniform Parcel Identifier Law.

Section 2. Definitions.

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

“County tax map.” A map describing real estate in a county, maintained for its tax assessment purposes as otherwise provided by law.

“Governing body.” The county commissioners of the county, except in those counties which have adopted an optional charter or home rule form of government where it shall mean that body vested with the legislative authority of the county.

“Municipality.” Any city of the first, second, second class A or third class, borough, incorporated town, township of the first or second class or any similar general purpose unit of government which shall hereafter be created by the General Assembly. The term shall include those general purpose units of government smaller than a county which exercise self-government under a home rule charter or optional plan.

“Uniform parcel identifier.” A finite, punctuated sequence of numbers indicating the land parcel or other interest in real estate as shown on the recorded county tax map, which sequence may be the existing county tax parcel number.

(1) In the case of a “unit” within the meaning of the act of July 3, 1963 (P.L.196, No.117), known as the Unit Property Act, a designator for the number of the “unit” as indicated on the recorded “declaration plan” shall be included in the sequence of numbers forming the uniform parcel identifier for such “unit.”

(2) In the case of a “unit” within the meaning of 68 Pa.C.S. Part II Subpart B (relating to condominiums), a designator for the number of the “unit” as indicated on the recorded declaration shall be included in the sequence of numbers forming the uniform parcel identifier for such “unit.”

(3) In the case of an interest in real estate less than fee simple, an additional designator may be included in the sequence of numbers forming the uniform parcel identifier for such interest in order to distinguish such interest from the fee simple parcel of which such interest is a part.

Section 3. Ordinance requiring permanency of county maps.

A county, with the written recommendation of its recorder of deeds or commissioner of records, may, by ordinance of its governing body, require the implementation of a uniform parcel identifier system. The system shall provide for a permanent record of all county tax maps with the parcel identifier clearly visible.

Section 4. Assigning uniform parcel identifiers.

(a) Requirements of county tax maps.—The governing body shall provide for a single agency which shall be the permanent depository of all county tax maps. The agency shall assign to each parcel a uniform parcel identifier which shall correspond with the county tax maps.

(b) Assignment of uniform parcel identifier.—At the request of an owner subdividing or amalgamating or otherwise affecting for future transfer, mortgage, release or other purpose any parcel or parcels already designated on a county tax map, the agency having custody of the county tax map shall assign a uniform parcel identifier to each parcel included in the proposed transfer, mortgage, release or other purpose. If the conveyance in the proposed transfer represents a change of size and a description of the real estate, the owner shall provide the officials with either a metes and bounds description based on a precise survey or a lot number and references to a recorded subdivision plan, which plan on its face shows metes and bounds, prepared by a professional land surveyor as required by the act of May 23, 1945 (P.L.913, No.367), known as the Professional Engineers Registration Law. Any subdivision plan which was prepared prior to the effective date of the aforesaid act and which contains metes and bounds shall be acceptable for compliance with these provisions. This assignment of uniform parcel identifiers shall take place within one day of the presentation of the request for such assignment when accompanied by the survey or such subdivision plan. No metes and bounds description by survey or subdivision plan shall be required for any transfer, mortgage, release or other purpose involving a right-of-way, surface or subsurface easement, oil, gas or mineral lease or other interest, or any subsurface estate.

Section 5. Recording procedures.

(a) Generally.—The provisions of this section shall govern all recordings of county tax maps pursuant to a resolution adopted under section 3.

(b) Initial recording.—Immediately upon the adoption of an ordinance under section 3, or at such later time provided in the ordinance, the appropriate agency designated to have custody of the county tax maps shall provide for their permanency.

(c) Filing in stages by municipality.—The initial filing of county tax maps shall be accomplished by filing successively all the county tax maps relating to a municipality at one time. It is intended at the initial filing that no county tax map for a municipality be placed on record until all the county tax maps relating to a municipality are so recorded.

(d) Additions, revisions and changes to county tax maps.—Changes in municipal or county boundaries, resulting from annexation or otherwise, subdivisions, resubdivisions and additions shall be indicated on the county tax maps otherwise provided by law, and such revised or new county tax maps or that part thereof which is revised or new shall be filed within ten days of their revision or addition, or, in lieu thereof, the revised or new subdivision plan with the uniform parcel identifiers affixed shall be recorded.

(e) Filing certified copies of county tax maps.—A copy of any county tax map certified by any official having custody thereof may be placed in the depository in lieu of an original map.

(f) Maintenance of tax maps.—County tax maps may be maintained in the depository in a microfilmed, bound or otherwise permanent form for reference as provided in the ordinance adopted under section 3.

Section 6. Fees.

Officials providing services in accordance with an ordinance enacted under section 3 shall receive their customary fees if otherwise provided by law.

Section 7. Home rule charter and optional plan counties.

A county exercising self-government under a home rule charter or optional plan that adopts an ordinance under section 3 shall be subject to the provisions of this act in the same manner as any other county so electing.

Section 8. Effective date.

This act shall take effect in 60 days.

APPROVED—The 15th day of January, A. D. 1988.

ROBERT P. CASEY