

No. 1988-2

## AN ACT

SB 132

Amending the act of March 18, 1875 (P.L.32, No.36), entitled "An act requiring recorders of deeds to prepare and keep in their respective offices general, direct and ad sectum indexes of deeds and mortgages recorded therein, prescribing the duty of said recorders and declaring that the entries in said general indexes shall be notice to all persons," prescribing entries of uniform parcel identifiers to be made by recorders of deeds in certain counties in the indexes for deeds and indexes for mortgages; and making a repeal.

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

Section 1. The act of March 18, 1875 (P.L.32, No.36), entitled "An act requiring recorders of deeds to prepare and keep in their respective offices general, direct and ad sectum indexes of deeds and mortgages recorded therein, prescribing the duty of said recorders and declaring that the entries in said general indexes shall be notice to all persons," is amended by adding sections to read:

*Section 5. In counties requiring, by ordinance of their governing body, with the written recommendation of their recorder of deeds or commissioner of records, the endorsement or inclusion of the uniform parcel identifier of the property affected in each deed or other transfer of real estate or interest in real estate as indicated on the county tax map recorded under statutory provisions on parcel identification, the recorder of deeds or commissioner of records shall enter in both general indexes for deeds and both general indexes for mortgages the date of recording and the name of the city, borough, town or township in which the property affected is stated in the recorded instrument to be located and the uniform parcel identifier of such property as indicated in the recorded instrument. The primary as well as the permanent indexes shall contain the foregoing entries as to date of recording, locality of each property affected and uniform parcel identifier of each such property.*

*Section 6. During the four-year period beginning with the day of the first such entry in accordance with an ordinance adopted under section 1.1 of the act of April 22, 1929 (P.L.620, No.258), entitled "An act directing the recorder of deeds of each county of the Commonwealth to refuse for record all deeds or other transfers of real estate, or interest in real estate, unless a certificate is attached to said instruments giving the precise residence of the grantee or grantees named therein; and requiring a list thereof to be delivered to the proper board of revision of taxes, or other officials charged with the assessment of real estate," the recorder of deeds or commissioner of records shall continue to arrange such indexes alphabetically; but the recorder or commissioner shall also maintain an additional separate set of indexes of deeds, mortgages and other instruments affecting real estate or interest in real estate arranged by the uniform parcel identifiers to facilitate easy refer-*

*ence to such instruments. During such four-year period, this separate set of indexes arranged by uniform parcel identifiers shall be merely for the convenience of the public and shall not constitute notice or the lack thereof. At the end of the four-year period or such later period as may be established by such ordinance and thereafter, both the alphabetical indexes and the indexes arranged by the uniform parcel identifiers shall constitute notice or the lack thereof for all deeds, mortgages or other instruments affecting real estate left for record with the recorder of deeds or commissioner of records on or after the date such indexes were originally established.*

Section 2. The act of August 4, 1955 (P.L.303, No.117), entitled "An act regulating the recording of all instruments in writing by the Commissioner of Records in the City of Philadelphia, and repealing inconsistent laws," is repealed insofar as it is inconsistent with this act.

Section 3. This act shall take effect in 60 days.

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

ROBERT P. CASEY