

Pennsylvania Electronic Recording Commission

Meeting Minutes

Sheraton Erie Bayfront Hotel
55 West Bay Drive
Erie, PA 16507
Monday, June 9, 2014
2:00 p.m.

The fourth meeting of the Pennsylvania Electronic Recording Commission was called to order at 2:05 p.m. by Janet Kalajainen, Lawrence County Recorder of Deeds. The following individuals were present:

Commission Members:

Janet L. Kalajainen, Lawrence Co. Recorder of Deeds
Shirley Rockefeller, Bradford Co. Recorder of Deeds
Cindy Bendroth, Pennsylvania Historical and Museum Commission designee
Joe Szafran, Bucks Co. Recorder of Deeds
Nancy J. Becker, Montgomery Co. Recorder of Deeds
Marc L. Aronson, Pennsylvania Association of Notaries
Stuart Keckler, Deputy Commissioner of the Bureau of Commissions, Elections and Legislation
Patricia Streams-Warman, Indiana Co. Recorder of Deeds
Pete W. Weidenboerner, Elk Co. Register and Recorder
Frederick C. Sheeler, Berks Co. Recorder of Deeds – by phone
Phillip S. Janney, Pennsylvania Land Title Association – by phone
Carol Dubie, Pennsylvania Bankers Association – by phone

Members Not in Attendance:

Evie Rafalko-McNulty, Lackawanna Co. Recorder of Deeds

Department of State Staff:

Martha Brown, Assistant Counsel (by telephone)

Others present:

Tammy Crawford, Deputy Recorder of Deeds, Lawrence County
Joe Davidson, Centre County Recorder of Deeds
Joy Johnson, Property Info
John Riddell, Simplifile

Minutes

Minutes were corrected and approved from the meeting held on January 15, 2014.

Materials for Consideration

The Commission reviewed and discussed the draft Standards dated May 1, 2014. Several edits were made, including removing the term “participating” when referring to recorders of deeds. It was determined to specify in section 201.10 that no secondary agreements are necessary between submitter and county.

It was determined to insert in the preamble and best practices document a statement that the e-recording industry will only embrace and enter Pennsylvania when all counties are on board, therefore the Commission strongly recommends adoption of e-recording procedures by all Pennsylvania counties within three years (by July 1, 2017).

The Commission next discussed the draft Best Practices document at length and made several clarifying changes. The concepts of receiving versus accepting a document was discussed. It was noted that Pennsylvania is a race to record state. It was discussed that recorders all should have some process for documents submitted electronically after business hours. Recorders will coordinate with other county offices as necessary and one format should not take precedence over another.

The Commission discussed the remainder of the documents on the agenda, including the PAN research of other states’ eRecording Commission best practices in regard to electronic signatures and electronic notarization. It was noted that many aspects are reflected in the Pennsylvania model. The Commission discussed the Idaho rules governing electronic recording of real property documents, promulgated May 21, 2013 and noted the technical specifications of these regulations.

Future Meetings

The date of the next meeting was tentatively set for early September and if needed, during the regional PRODA conference to be held in State College from October 9-10, 2014.

Meeting was adjourned at 3:20 p.m.

Minutes approved by the Commission on 10/8/2014