

# *Pennsylvania Electronic Recording Commission*

## Meeting Minutes

Via WexEx hosted by the Pennsylvania Department of State  
Harrisburg, PA  
Wednesday, September 3, 2014  
10:00 a.m.

The meeting of the Pennsylvania Electronic Recording Commission was called to order at 10:05 a.m. by Janet Kalajainen, Lawrence County Recorder of Deeds. The following individuals were present:

### **Commission Members:**

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

### **Members Not in Attendance:**

Shirley Rockefeller, Bradford Co. Recorder of Deeds  
Pete W. Weidenboerner, Elk Co. Register and Recorder  
Evie Rafalko-McNulty, Lackawanna Co. Recorder of Deeds

### **Department of State Staff:**

Martha Brown, Assistant Counsel

### **Others present:**

John Riddell, Simplifile  
Scott Malfitano, CSC  
Tom McGivney, CSC  
Karl Klessig, CSC  
Mark Wingfield, Property Info

### **Materials for Consideration**

The Commission reviewed and discussed the draft regulations, which were last revised July 31, 2014. Several changes were made, to encompass comments from the Pennsylvania Historical and Museum Commission, Simplifile, CSC, Marc Aronson and New Jersey e-recording rules published in July 2014.

Changes included:

Reference to the PRIA website was added to sections 201.4 and 201.5.

The reference to the Pennsylvania Historical and Museum Commission in section 201.5 was changed to the County Records Committee.

Various clerical changes were made and one legal citation added.

The Commission next discussed the draft Best Practices document and made several clarifying changes to encompass comments from the Pennsylvania Historical and Museum Commission, Simplifile, CSC and Marc Aronson.

The provisions of the Uniform Real Property Electronic Recording Act (Act 100 of 2012) were discussed and the fact that the act does not mandate electronic recording for all counties.

The process for promulgating a regulation under the Regulatory Review Act was discussed.

The Chair urged that the Commission conclude review of the proposed standards and begin the regulatory review process as soon as possible.

### **Future Meetings**

The date of the next meeting was set for the afternoon of Wednesday, October 8, immediately prior to the regional PRODA conference to be held in State College from October 8-9, 2014.

Meeting was adjourned at 11:00 a.m.

Minutes approved by the Commission on 10/8/2014