

Uniform Real Property Electronic Recording Act

Section 6. Administration and standards.

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(b) Manner of formulating standards.--To keep the standards and practices of recording offices in this Commonwealth in harmony with the standards and practices of recording offices in other jurisdictions that enact substantially this act and to keep the technology used by recorders in this Commonwealth compatible with technology used by recording offices in other jurisdictions that enact substantially this act, the commission, so far as is consistent with the purposes, policies and provisions of this act, in adopting, amending and repealing standards, shall do all of the following:

(1) Consult with electronic recording commissions in other states.

(2) Consider the most recent standards promulgated by the Property Records Industry Association or any successor organization.

(3) Consider the standards and practices of and the technology used by the other states.

(4) Consider the views of interested persons for the purposes of obtaining guidance and assuring uniformity.

(5) Consider the needs of counties of varying size, population and resources.

(6) Provide for adequate information security protection to ensure that electronic documents are accurate, authentic,

adequately preserved and resistant to tampering.

(7) Consider the need to prevent and detect fraud.

(8) Provide methods to ensure that any person submitting electronic documents for recording is approved as a trusted submitter by the recording office and has provided sufficient information to enable the recording office to identify and contact the person if necessary to correct errors and prevent fraud.

(9) Provide methods to ensure that information is provided in connection with recording that is adequate to identify and serve process upon a person or any agent of a person causing a document to be recorded so as to facilitate the availability of remedies for the improper or fraudulent recording of documents.