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Property Records
Education Partners

"WORKING TOGETHER"

Property Records Education Partners (PREP)

[PREP Newsletter](#)

[Volume 11, January 2011](#)

If You're Not at the Table, You're Going to be on the Menu!

We've seen plenty of industry and political reaction to the mortgage and foreclosure crisis. Every aspect of the industry is under the microscope. In desperate times there will be desperate reactions such as a 2010 congressional bill introduced, in part, to evaluate the need for a national land registration system. Government and business must do more with less to survive! History will prove this decade to be a pivotal one in reshaping the land records industry. PRIA is a forum that provides the opportunity to have your voice heard in meeting this new challenge. [Join us in DC at PRIA's Winter Symposium](#) to be part of this critical discussion. (Read complete article.)



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PRIA will be holding its annual Winter Conference in Washington D.C. on March 1-4, 2011. A packed agenda includes a Capitol Hill visit to meet with Congressional leaders, incorporating spatial data into GIS, eRecording, access to land records, uniform document numbering systems, redaction best practices, record archival/backup/disaster recovery, risk management, land fraud and foreclosure issues, new realities for government and business, and networking and sharing information to get optimum results with a limited budget. Budgets are tight, however, can you really not afford to attend?

PREP will be there in Washington DC in March

Please consider joining other PREP participants in DC for the PRIA Winter Symposium. In addition to all PRIA's informative and unique presentations and workgroups, the PREP Committee will also be hosting a panel presentation given by several of the PREP co-chairs. They hope to inform you about the benefits and ease of having an active PREP Chapter in your state or region, so please try to attend this session on March 3rd. ([Click to view registration materials](#)).

Maricopa County Recorder Helen Purcell Unveils Recording Kiosk



Examples of PRIA's Products

["How to get Ready for eRecording"](#)

["Privacy and Land Records"](#)

[\(other PRIA Standards and Publications\)](#)

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In This Issue

[If You're Not at the Table You're Going to be on the Menu!](#)

[Maricopa County Unveils Recording Kiosk](#)

[Renew your PRIA Membership](#)

[Links to National News](#)

Upcoming PREP Chapter Meetings

January/February 2011
SE Pennsylvania
Arizona
Washington State
Nebraska
Metro Minnesota
Colorado PTE

in Surprise, AZ

Press Release: (January 19, 2011 - Phoenix, AZ)

On March 23, 2010, the Maricopa County Recorder's Office presented to the public, the first recording KIOSK in the United States. At that time County Recorder Helen Purcell stated her office's vision was to have recording KIOSKs throughout the county - that the KIOSK would be a remote extension of her recording counter without the need to physically visit the downtown Phoenix office or the southeast office in Mesa. "Today, here at the Northwest Regional Library in Surprise," said Ms. Purcell, "I am very pleased to say that with the cooperation of the Maricopa County Library District we are now able to achieve that goal."

The concept for this project began in the late 90's, however because electronic recording had not been fully developed the Recorder's Office could not yet pursue this undertaking. Following the implementation of electronic recording in 1999, Purcell sat down with her staff and seriously began formalizing plans for the recording KIOSK.

The recording KIOSK has the capability of housing a computer terminal with touch screen ability, document scanning and printing, audio, video and credit card reader; and it will permit the public to record their document while in direct communication with one of the Recording Office employees. "Not only are we facilitating the customer with the latest in recording technology," said Ms. Purcell, "we are helping the environment - in addition to the overall efficiency of the Maricopa County Recorder's Office."

Renew Your PRIA Membership Dues or Join Today

Why PRIA? Check out these four resounding reasons to make your commitment to PRIA for 2010-11:

1. Join other land records business and government professionals to build consensus on difficult issues
2. Participate in the development of sound, reasonable standards that will work for government and business
3. Listen to, and hear, multiple perspectives on all the issues
4. Expand your network of professional peers

In just a few months, PRIA members will gather in Washington, D.C. for the annual Winter Symposium. This educational forum will offer general sessions on relevant topics including the issues surrounding access to and sale of bulk records, land fraud and foreclosure and risk management. Even if you cannot attend the symposium in 2011, as a member you'll have immediate access to the information presented during this forum and, as always, the opportunity to share your

Contact Information

Do you have questions or suggestions on this newsletter or any updated information on co-chairs, emails, phone numbers etc. please contact us:

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Recorder

St Louis County, Minnesota

[Justin Ailes](#)

PRIE PREP Committee Co-Chair

ALTA, Director of Government
Affairs

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comments on the issues.

Mark your calendar and plan to attend the 2011 Winter Symposium, March 2-4, at the Washington Marriott in Washington, D.C.

You may join or renew your dues electronically and securely at www.pria.us, or you may pay by credit card or check and mail a renewal form to: PRIA, 2501 Aerial Center Parkway, Ste. 103, Morrisville, NC 27560.

Take a minute to join or renew your membership in PRIA and support the ongoing development of standards, White Papers and Best Practices for your property records industry.

You may contact the association's office at 919.459.2081 or Email coordinator@pria.us, if you have questions regarding your membership.

Links to National News

[Two Mortgage Servicers Get Aggressive on Principal Writedowns in January](#) - "Mortgage servicers began aggressively writing down the principal on delinquent nonagency mortgages and even second liens in January, analysts at JPMorgan Chase said in a report Wednesday, yet the amount of foreclosed properties continues to rise."

[Federal Reserve, Eyeing Jobless Rate, Stays Course with Bond-buying Program](#) - "The Federal Reserve stuck with a subdued assessment of the nation's economic outlook Wednesday as it continued its strategy of buying vast sums of bonds to try to boost the economy."

[Index of Distressed Property Sales Surges in December: Report](#) - "Sales of distressed properties surged in December as many banks resumed foreclosures following the suspensions prompted by robo-signing issues last fall, according to an industry study conducted by Campbell Surveys."

[Reverse Mortgage Defaults Prompt Changes to Counseling Services](#) - "Federal regulators and lenders are moving to address a growing problem with defaults on reverse mortgages."

ALTA News: "Bills to Ban Private Transfer Fees Pending in Six States"

Montana, South Dakota, Virginia and Washington have legislation pending that would ban the future use of private transfer fees.

If passed in Virginia, Senate [Senate Bill 931](#) would ban PTFs effective July 1. The bill was introduced Jan. 12 by Sen. Ryan McDougle.

In Washington, Sen. Mike Carrell introduced [SB 5179](#) on Jan. 17, which if passed, would take effect Aug. 4.

Montana Rep. Bob Lake introduced [LC 0796](#) on Jan. 8. The bill would go into effect immediately once signed into law.

Meanwhile, South Dakota is considering [SB 70](#), which would ban private transfer fees effective June 30. The bill was introduced by 13 senators.

In Nebraska, Chris Langemeier introduced [legislative bill 26](#) in the Banking, Commerce and Insurance committee, while in Wyoming, [House Bill No. 0131](#) was introduced by Reps. Lisa Shepperson and Kermit Brown, and Sen. Drew Perkins.

Private transfer fee covenants provide no benefit to consumers, real estate or the public, but rather cost consumers' money, complicate the safe, efficient and legal transfer of real estate and depress home prices.

A private transfer fee is commonly established when a developer agrees to add a covenant to the title of each new home in a development, or a homeowner agrees to add a covenant to an existing home, that requires future owners of the property to pay a percentage of the selling price (usually 1 percent) to a designated trustee for the next 99 years. In the most widely promoted version of this arrangement, the developer obtains licensed documents and advice on creating private transfer fee covenants from the firm Freehold Capital Partners.

About a year ago, ALTA launched an aggressive campaign to outlaw the use of PTFs. These efforts have resulted in 19 states now having laws restricting PTFs, including Arizona, California, Delaware, Florida, Hawaii, Illinois, Iowa, Kansas, Louisiana, Maryland, Minnesota, Mississippi, Missouri, New Jersey, North Carolina, Ohio, Oregon, Texas and Utah have all passed legislation to ban or restrict the fees.

Meanwhile, the FHA publicly declared its policy against PTFs on loans it insures, and Fannie Mae and Freddie Mac have received a proposed directive to do the same. The FHFA is expected to issue guidance shortly. We have partnered with over 21 other trade associations, public policy organizations, unions, and veterans groups to form the "Coalition to Stop Wall Street Resale Fees." The coalition has an active website as well as Facebook and Twitter presence.

PREP Chapter News

In this newsletter volume, we'll be highlighting the [West Central Florida](#)

PREP Chapter. ([Read complete article](#)). You can also read the minutes from any of the [PREP Chapters](#) on the PRIA/PREP website.

West Central Florida PREP:

Co-chairs: Business, Shelly Fraley, at sfraley@thefund.com and Government, Karene Leworthy at karene.leworthy@manateeclerk.com

This PREP chapter held their kickoff meeting and had an enthusiastic and participative group with 9 members from the business sector and 6 from the government sector. Participants all seemed ready to jump in and support PREP and PRIA and were committed to growing this chapter. Discussion focused on the history of PRIA and PREP the purpose and value of each; the fundamentals of how the Chapter would move forward in regards to frequency of meetings, times, possible locations as we grow etc; how the chapter can reach out to the right people in the industry to achieve representation in all areas, the type of future meeting content and presentations and what the next agenda might look like. The next meeting will take place on Wednesday, April 20th at 9:30 a.m.
