



"WORKING TOGETHER"

Property Records Education Partners (PREP)

[PREP Newsletter](#)

Volume 20 - mid-June 2011

Land Records and GIS Integration - why do we care?

In the last issue of the PREP Newsletter, we posted an article about the GIS/Land Records initiative underway in PRIA. So why is PRIA looking at that subject area as an area of interest to us all? There is a very helpful [question and answer paper](#) on the PRIA website that answers questions you may have about why we should care about linking GIS to Land Records. Here's the beginning of that document:

1) As a land records recording official, how does land records/geographic information systems (GIS) integration benefit my office?

As you are aware, land records are the fundamental starting point for some of the most critical functions of government. Land records are the starting point for assessment, property tax, and real estate valuation updates. Land records are also a key in mapping updates, changes, and corrections in GIS. Land records power one of the most essential "layers" defined in GIS: the cadastral layer. Since so many users, both governmental and business, utilize public records, new methods of access can speed the application of your records in a geographic context. For example, recorded documents can be queried by situs/location address or parcel identifier in addition to established identifiers such as grantor/grantee names, legal descriptions, and document recording numbers that support title searches. Integration is also an effective method for improving the quality of public records, thus making them more reliable for additional users and functions. Access is improved in ways that may even make new revenue streams possible.

2. Wouldn't land records/GIS integration slow down record processing in my office?

No, it should not. In some situations, automation and workflow improvements have reduced backlogs and improved recording functions and processes. Given overall recording and map filing workflows, substantial improvements have been noted due to the benefits of integration. The onus on the document preparer still requires that the documents be properly prepared and ready for indexing and recording. In fact, integration can facilitate the preparer's ability to confirm key elements of a document before it is presented for recording. Any new verification steps (checking for correct map/parcel identifiers) should take minimal time prior to recording, and these steps can often be automated.



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["Privacy and Land Records" \(other PRIA Standards and Publications\)](#)



[Blog with PREP participants](#)

- Go to or subscribe to the [PREP Blog](#)
- We try to put many of the [PREP Chapter Minutes/Agendas](#) on the BLOG when we receive them, so you all can track what is going on in other PREP Chapters. We also post [daily articles of interest, and legislation](#) that may affect real property records and related industries.

Links to National News

[HAFA Short Sales up Over 70% in April](#) - "Servicers completed 1,666 short sales and deeds-in-lieu (DIL) of foreclosure under the Home Affordable Foreclosure Alternatives (HAFA) program in April. That's up 73.7 percent from the 959 HAFA transactions completed the month before."

[Some Lenders Allegedly Deny Mortgages to Women on Maternity Leave](#) - "Two new legal actions by federal fair lending regulators suggest the mortgage industry needs to address the issue of possible discrimination against women who are pregnant or on maternity leave."

[MERS Scores Another Legal Victory in California](#) - "A California appeals court handed MERScorp, the operator of Mortgage Electronic Registration Systems, another legal victory by ruling MERS can launch foreclosure procedures even when it lacks possession of a promissory note."

[Is It Better to Buy or Rent?](#) - "Whether renting is better than buying depends on many factors, particularly how fast prices and rents rise and how long you stay in your home."

[Two States Ask if Paperwork in Mortgage Bundling Was Complete](#) - "Opening a new line of inquiry into the problems that have beset the mortgage loan process, two state attorneys general are investigating Wall Street's bundling of these loans into securities to determine

PREP Chapter Meetings

June/July 2011

Metro Minnesota
California
Washington State
South Florida
Missouri
Colorado

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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PRIA PREP Committee Co-Chair
ALTA, Director of Government
Affairs

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whether they were properly documented and valid."

ALTA NEWS: American Land Title Association Promotes Justin Ailes to Vice President of Government Affairs

The American Land Title Association (ALTA), the national trade association for the title insurance industry, today announced the promotion of Justin Ailes to Vice President of Government Affairs.

"I'm humbled and grateful to be recognized by people that I admire and I'm proud to be a part of the ALTA team," Ailes said. "ALTA will continue advocating for the safe and efficient transfer of real estate, insisting on high standards when searching land title records and preparing insurance documents."

In his expanded role, Ailes is responsible for all of ALTA's government relations efforts including federal and state government affairs, legislative and regulatory advocacy, legal issues, political action committee (TIPAC) and grassroots engagement. ALTA represents title agents, insurers and real estate attorneys, who search, examine and insure land titles and conduct real estate closings in every county in the United States.

"Few I have known have ever worked harder or more aggressively than Justin to achieve his objectives," said Kurt Pfothauer, Chief Executive Officer for ALTA. "His natural talent, which has flowered over the past year, is now widely acknowledged in Washington, D.C., circles where he is seen by his peers as a respected leader."

Before joining ALTA, Ailes was deputy federal representative for Indiana Gov. Mitch Daniels. In that capacity, he worked with the federal government, Indiana's congressional delegation, state agency heads and Governor's policy staff to promote the Governor's federal priorities. He served as a registered lobbyist and liaison between the federal government and state of Indiana.

Ailes formerly served as a staff member for U.S. Sen. Richard Lugar and legislative assistant in the Indiana State Senate. He received his Bachelor of Arts degree from the University of Indianapolis, where he majored in Political Science and International Relations.

PREP Chapter News

In this newsletter volume, we'll be highlighting the [SE Minnesota](#) and the [SE Nebraska PREP](#) Chapter(s). Each PREP Newsletter will post the most recently received "minutes" from PREP Chapters. You can also always go to the PRIA/PREP Webpage - click on the [map](#), and see minutes/agendas/handouts from all the meetings held across the

country.

READ COMPLETE ARTICLE

SE Minnesota PREP:

Co-Chairs: Government, Pam Hameister, at hameister.pam@co.olmsted.mn.us and Business, Jim Ohly, at jim@ohlylaw.com

The SE Minnesota PREP held a meeting on May 4, 2011. The agenda included the following items: 1) eCRV Presentation and Demo ~ Jason Parker / Minnesota Department of Revenue: Jason presented the group with information on the State roll out of the eCRV. With the new release in August, submitters will be able to enter a partial CRV and be able to edit and submit at a later date. If the county you are submitting to does not have a login, print off one copy and submit with your documents. Summary of information: eCRV Statewide will roll out on December 1, 2011. eRecording with eCRV is available NOW. 2) Affidavits of Survivorship and TODD ~ Kelly Callahan - Freeborn County Recorder - Kelly presented an overview of the TODD Deeds and the two forms of Affidavit of Survivorship. 3) County Recorder Updates: Houston ~ Abstracting has picked up in their office. As of May 1st, passports are processed in the Treasurer's Office. Freeborn ~ Increase in recording documents due to wind generators. Steele ~ Also an increase in recording documents due to wind generators. Dodge ~ GIS staff person is moving into the Recorder's Office. (Project of establishing government to be completed in 2013.) Eight townships are done with four left to complete. Roger Brand, Dodge County Surveyor, retired. Goodhue County's surveyor may also work for Dodge County. Passports are processed in the finance office. Fillmore ~ Sheriff sales are down and reminder to split checks when sending documents for recording. Passports, death and birth certificates are processed in the same office with specific personnel assigned to process each. Olmsted ~ E-recording is going well - working on an agreement to add InGeo as a submitter and also working on adding additional document types that can be submitted through Simplifile. Noted there are numerous Judgment & Decrees being submitted with legal description errors. If your company has a copy account agreement with Olmsted County, do not share PIN numbers. Each individual in your company should be assigned a separate PIN to protect your account in case a person transfers from one company to another. Winona ~ Recordings are up and foreclosures are down. Image conversion project is proceeding with over 33,000 images to date. (Waiting for approval from the county attorney and county board to install LandShark.) A boundary commission has been established to review boundary issues and direct their recommendation to the courts. There will be a workshop on June 15th at 4 p.m. and 7 p.m. on how to use Census data and access information for business use. Contact Winona County for location and specific information regarding this meeting. Goodhue, Mower & Wabasha counties were not present to provide updates to the group. The next PREP meeting will be held on August 10, 2011.

SE Nebraska PREP

Co-chairs: Government, Diane Battiato, at Diane.Battiato@douglascounty-ne.gov and Business, Ellen Albrecht, at ealbrecht@firstam.com

The SE Nebraska PREP Chapter met again on May 12, 2011. The PREP Co-Chair, Diane Battiato, provided an update about the legislative bills discussed at our meeting in February. LB 14 will change or eliminate fees received by the register of deeds' office, and the clerk's office. It also will create a technology fund to be used for future projects. This bill still is in committee. LB 15 focuses on transferring a judgment to another county without having the judgment transcribed in the new county. This bill was presented yesterday with an amendment, and is waiting for the governor to sign. LB 49 will provide certain requirements relating to filing a nonconsensual lien. This bill still is in committee. LB 254 will change formatting requirements for document filings in our office. This bill was adopted and presented to the governor. LB 536, which pertains to decedents' estates, has not moved forward. The primary topic for this meeting was a presentation by Mike Schonlau - GIS coordinator for Douglas County and the City of Omaha. Mike shared with the group what the GIS (Geographic Information System) Department does, and how they work with 20 different departments within the city of Omaha, Douglas County and Ralston, NE. The office consists of three full-time employees. Not only does the GIS Department make maps for various offices, but they also work with developers and groups. Mike demonstrated their web-site, www.dcgis.org/dogis and different applications. Bob Willey, Midwest Title, asked how often they update aerial views, which date back to 1940. Mike said every three years. Schonlau talked about the potential usefulness of GIS for realtors and appraisers. Using GIS, for example, realtors and appraisers could get an external "first look" at properties before going on-site, which could save time. Realtors could show interested buyers a more comprehensive view of the property, rather than a flat picture. Schonlau also encouraged a closer working relationship with assessors' offices. The result would be enhanced capabilities for the assessor and better service to customers. The next meeting of this Chapter will be on November 9, and the focus will be on legislative issues of concern to all.