

The Hurdle Race: Barriers to eRecording

*Annual Meeting
Karl Klessig & Val Wood
Louisville Kentucky
August 28, 2015*

PRIA[®]

Property Records Industry Association

PARTNERSHIP • KNOWLEDGE • RESULTS

All Material © 2012 Property Records Industry Association.
All Rights Reserved. Unauthorized Use Prohibited.



Barriers

Social

Legal

Operational

Industry

Geographic



Property Records Industry Association

PARTNERSHIP • KNOWLEDGE • RESULTS

Social Barriers

Running two processes

Training for multiple services

Electronic Reluctance

Staff Redundancy

PRIA[®]

Property Records Industry Association

PARTNERSHIP • KNOWLEDGE • RESULTS

Legal Barriers

Federal Laws and Limitations

State Laws

State Variances

Legal Infrastructure

eSigning

eNotarization

eMortgages



Property Records Industry Association

PARTNERSHIP • KNOWLEDGE • RESULTS

Operational Barriers

Doc Types

Transfer Taxes

Submitter Types

Multiple electronic Submitters

Race to Record

TRID

PRIA[®]

Property Records Industry Association

PARTNERSHIP • KNOWLEDGE • RESULTS

Industry Barriers

Industry Consensus

Industry Uniformity

Image Quality

Indexing

Fees

Geographical Barriers

State Differences

County Differences

Number of Recording Jurisdictions

Jurisdiction size

80-20 Submitter Rule

PRIA Best Practices

Best Practice

- Memorandum of Understanding
- Recording Fees
- Document Types
- Process
- Index
- Images

Implementation

- With each vendor, not each submitter
- ACH payments
- All real estate related
- Simple as paper recording
- Recorder responsible
- Standardized format, clean and accurate

What to do?

PRIA Best Practices

Best Practice

- Vendors
- Voiding Documents
- Submission Limitations
- Duplicate Recordings
- Electronic Signatures and Notarizations

Implementation

- Use multiple submitter vendors
- Do not void
- Can limit submissions to 10 docs and 200 pages
- Prevent duplicate recordings
- Accept electronic signature and notarization



Conclusions

- No One Answer
- Change Limitations
- Plan and Execute
- Persevere

Questions



Property Records Industry Association

PARTNERSHIP • KNOWLEDGE • RESULTS



Barriers to eRecording

Karl Klessig

Vice President

Corporation Service Company

Karl.Klessig@cscglobal.com

800-927-9801 x64133

Val Wood

Chief Deputy Recorder / Clerk

San Diego County ARCC

Val.wood@sdcounty.ca.gov

(619) 557-4035



Property Records Industry Association

PARTNERSHIP • KNOWLEDGE • RESULTS