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Property Records Education Partners (PREP)



All about PREP

- PRIA's PREP Committee Workgroup
- How does PRIA relate to PREP?
- History of PREP
- Starting a PREP Chapter
- How exactly does PRIA support PREP?
- Your ideas and feedback!

PREP Coordinator and PREP Workgroup Co-Chairs

- PREP Coordinator:
 - Carolyn Ableman - cableman@pria.us
- PREP Committee Co-Chairs:
 - Government: Mark Monacelli, Recorder, St. Louis County, Minnesota - monacellim@stlouiscountymn.gov
 - Business: Madeleine Nagy, Manager of Government Affairs, ALTA - madeleine@alta.org

How does PRIA relate to PREP?

- PRIA is the leading national resource for both government and business **land records partners** to develop and promote national standards and best practices, including:
 - Technology Standards
 - Implementation Guides
 - White Papers and Best Practices
 - Model Legislation
 - Informational Resources

The logo for the Property Records Industry Association (PRIA) features the acronym "PRIA" in a large, bold, serif font. A stylized, thin orange line loops around the letters, starting from the top left, curving under the "P" and "R", and ending at the top right. A small registered trademark symbol (®) is positioned to the upper right of the "A".

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What is PREP?

And just as PRIA does at the national level, PREP is also designed to bring together property records industry partners at the **local** level - PREP offers **locally** operated Chapter meetings for the many participants who can't attend PRIA national conferences and workgroup meetings

History of PREP

Back in 2002, PRIA traveled across the country speaking to various groups, and it became clear that various industry stakeholders were not communicating with each other.

- *“It is the Industry that binds us—it is the Partnership that unites us. What would happen if we all worked together to address industry-related issues?”*

Mark Monacelli, PRIA Past President and PREP founder

History of PREP

A pilot was created with four national associations:

- American Land Title Association (ALTA)
- American Escrow Association (AEA)
- International Association of Clerks, Recorders, Election Officials and Treasurers (IACREOT)
- National Association of County Recorders, Clerks, and Election Officials (NACRC)

The logo for the Property Records Industry Association (PRIA) features the acronym "PRIA" in a large, bold, serif font. A stylized, thin orange line loops around the letters, starting from the top left, curving under the "P" and "R", and ending at the top right. A small registered trademark symbol (®) is positioned to the upper right of the "A".

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How was the need defined?

- PRIA surveyed industry partners and revealed a clear interest for improved communication at the **LOCAL** level. **90% of industry partners** surveyed indicated a joint workgroup among local industry stakeholders would be beneficial.
- Supported by the unprecedented bilateral success of PRIA at the **national** level, a similar forum was needed to bring government and business sectors together at the **local** level.

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Why a Need for Joint Communication?

- All sectors of the property records industry (title, escrow, financial services, servicing, and recording) **work for the public** to consummate real estate transactions.
- And industry technology and market place changes require that participants work together effectively, to both save government and business land records resources and to ensure quality service to the public.

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What do PREP Chapters provide?

- A structured forum to enhance industry communication at the **local level**
- A way to meet that requires only (1) Government and (1) Business co-chair who organize meetings (**only one PREP participant must be a PRIA member although PRIA membership is encouraged.**)
- A reason to invite stakeholders from all parts of the real property industry such as: recorders, title companies, recording system vendors, mortgage companies, banks, escrow agents, etc.
- A cost efficient way to stay involved with important issues locally and to hear from PRIA about national standards setting and necessary industry education.



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What Successes have PREP Chapters Created?

- They've increased educational opportunities and awareness of issues that cross lines between government and business.
- They've allowed broader distribution of PRIA news and work products.

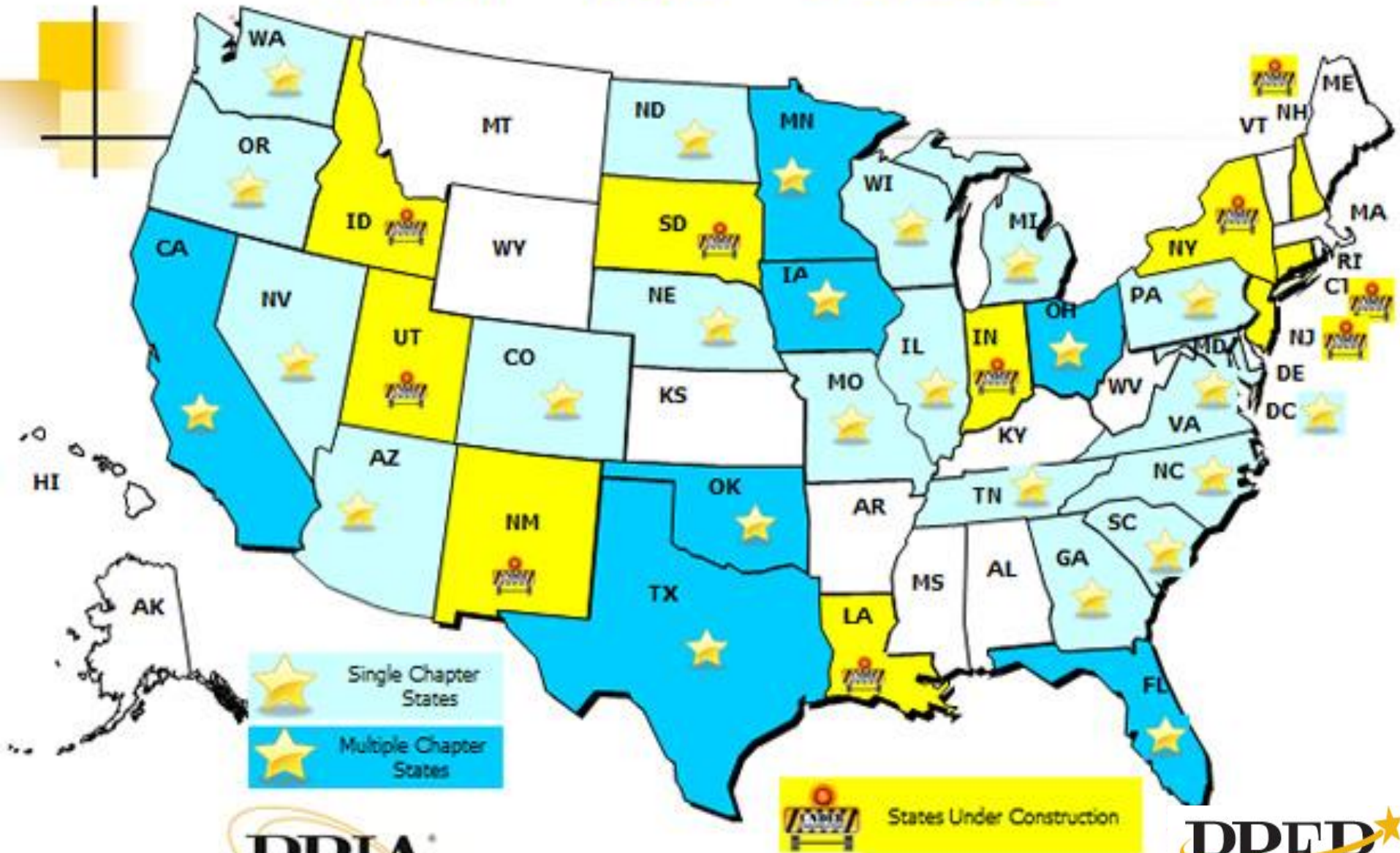
What Successes have PREP Chapters Created?

- Chapters have provided a way to work with “problem” areas in the local market place
- Chapters have provided a united forum to develop meaningful legislation
- Members who’ve participated in PREP have seen reduced document rejection rates in their counties
- Chapters have helped develop broad contact “go to” lists

What Successes have PREP Chapters Created?

- Chapters have created enhanced recognition in the community:
 - Business partners and Government officials who participate in PREP chapters and work with their counterparts to solve industry related issues allow both sides to have a greater understanding of each other's necessary roles.

PREP "Star" States



What does it take to Start a PREP Chapter?

- Send an invitation to a group of relevant industry partners requesting their attendance at the first organizational meeting (Recorders and Clerks, Title Companies, Banks, Escrow and Mortgage lenders, Recording, Data aggregator and eRecording vendors, etc.)
- Explain purpose for meeting and then set an agenda for your next meeting (we have sample agendas, attendee lists, topics, etc. on [PRIA's PREP webpage](#)). Define how often and where your group would like to meet and what areas are of particular concern to your group (see [CHECKLIST](#) on PRIA's PREP Webpage).

What does it take to Start a PREP Chapter?

- Select (1) Business and (1) Government Co-chair
- Co-chairs are responsible for running the meetings, inviting participants, and creating agendas and minutes - they are often Recording Managers, Recording or eRecording vendors, Title Company Managers, etc.
- Contact the PREP Coordinator anytime or look [online](#) for all sample materials, checklists, presentations, etc. that you will need to start a PREP Chapter.



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Here's a typical PREP Chapter agenda

- Welcome & Registration
- Introductions: meet your business partners
- PRIA and PREP News/Updates (required)
- Exchange county and document submitter information
- Discussion on current issues of mutual concern to your group, such as: document processing and rejection issues, proposed and new legislation, eRecording issues, Indexing standards, uniform recording fees
- Future meeting topics and educational opportunities and requests



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What are current PREP Chapter topics?

- Actual PREP Agendas and Meeting Minutes are always on the PRIA/PREP webpage, but here are a few topics commonly seen:
 - **eRecording** - hold an eRecording symposium with vendors, users, submitters, etc. or simply have a discussion/check in to check current status of eRecording in your area.

What are current PREP Chapter Topics?

- **Land Fraud** - there are prepared land fraud survey presentations on the PRIA/PREP webpage and this is always a good topic to ask your local district attorneys and/or state and local government reps who specialize in land fraud issues.

What are current PREP Chapter Topics?

- **Privacy Issues in Land Records** - There is a privacy white paper suitable for discussion on the PRIA/PREP webpage; this is a good area to discuss the always ongoing issues in the area of land records.
- **Notary Basics** - There is an audio presentation available on the PRIA/PREP webpage which gives a clear overview of what to expect from a Notary.
- **Document rejection stats** - This area is becoming an issue again with higher volumes of recording starting to return.

What are current PREP Chapter Topics?

- **Charging Fees for access to land records** - always a controversial topic, as different counties and states often do this differently and via subscription services OR simply on the internet for free. See white paper on PRIA webpage on Bulk Records Access.

What are current PREP Chapter Topics?

- **Land Descriptions and Interpretations** - one Chapter held an all day seminar with presentations from the local Land Surveyors Association. They are also going to invite the Surveyors to review how they create Surveys for Recorders/Title people and discuss different methods used by Surveyors.

What are current PREP Chapter Topics?

- **GIS and Land Records** - how do the two relate and why is it important? ESRI is one of PRIAs members and is willing to speak to Chapters or provide an outline of discussion about this relationship and how it will help the citizen to have these bodies of data connected.
- **NEW: Uniform recording fees and standardized indexing (again)**

What PRIA provides PREP

- [PREP Coordinator](#) support
- [PREP webpage](#) which includes access to:
 - All PREP Chapter locations, agendas, topic suggestions
 - A PREP Handbook, and a “how to start a chapter” guide with step by step guides and sample invites, agendas, attendee list templates, etc.
 - Usable presentations including: The Impact of Land Fraud on the Real Estate Industry, Notary Basics, and Bulk Records Access and Cost

What PRIA provides PREP

Beginning in 2015:

- PRIA requires all work products released to have a presentable power-point presentation for use by PREP Chapters
- PRIA is creating a short video about PRIA that describes the latest initiatives, best practices, and standards to be released - for use by PREP Chapters.

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What PRIA Provides PREP

[PREP Coordinator](#) Support - the PREP National Coordinator, Carolyn Ableman at ableman@pria.us, is available to assist you with:

- New Chapter set-up or reinvigorating existing Chapters
- Chapter agenda ideas
- **Posting** your chapter's documents, minutes, agendas, meeting dates on the PREP web page
- Creating webinars/videos about PRIA and how to start or re-start a PREP Chapter for Chapter use



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What PRIA provides PREP

- Keeping you up to date with news postings on the [PREP Chapter blog](#) or [LinkedIn](#) sites - news is posted on most business days for greater communication between industry partners. (And you can use these news items to suggest topics for Chapter discussion.)
- Distributing the [PREP Newsletter “Working Together”](#)
 - Distributed to over 12,500 people 2x/month
 - Includes PREP Chapter news, PRIA updates and news, industry national news, ALTA news articles
 - Sponsored by industry partner advertisements

What PRIA provides PREP

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Committees



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What is PREP

The Property Records Industry
Working Together at the Local Level

PREP provides a local structured forum for stakeholders of the property records industry to meet and work together more effectively. PREP chapters make it happen!

In 2002 it became evident that cooperation and communication needed to be improved between industry stakeholders at the local level. In addition, a way was needed to share perspectives and information between national and local industry participants.

Supported by the success of PRIA at the national level, an alliance was formed by the American Land Title Association (ALTA), the American Escrow Association (AEA), the International Association of Clerks,

Recorders, Election Officials & Treasurers (IACREOT) and the National Association of County Recorders, Election Officials & Clerks (NACRC) for the purpose of creating local industry workgroups.

[PREP Committee](#)

[Volunteer for PREP](#)

[Let's Get Started](#)

[PREP Meeting Pack](#)

[PREP Handbook](#)

[Locate a PREP Chapter](#)

[PREP Presentations](#)

[2014 Meeting Dates and Co-chairs](#)

[Newsletters](#)

[National News Articles](#)

[PREP Blog](#)



[PREP Coordinator and Committee Co-Chairs](#)

[Carolyn Ableman](#)
PREP Coordinator

[Mark Monacelli](#) (Government)
St Louis County Recorder

[Madeleine Nagy](#) (Business)
American Land Title Association

PREP Chapter Agendas

PA_AG_21215 - Microsoft Word

File Home Insert Page Layout References Mailings Review View

PREP
Property Records Education Partners
A PRIA INITIATIVE

Recorders

PA Southeast Regional Educational Partners (PREP) and PA Land Title Institute (PLTI)
Thursday, February 12, 2015 - 8:30 AM to Noon

Agenda:

8:30 – 8:50 - Registration - Networking Continental Breakfast – Sponsored by CSC
8:50 – 9:00 - Greetings, Introductions & Updates;
Dallys Novarina, CLTP, G.R.I., C.R.S., President Dallys Associates
Nancy J. Becker, Recorder of Deeds, Montgomery County
9:00 – 9:30 - **Legislative Update – What to expect in 2015:**The Honorable Kate Harper, State House of Representatives 61st District
9:30 – 11:30 - **Deeds and Transfers of Title:** Charles W. Proctor, III, J.D., C.L.T.P., *Law Offices of Proctor & Lindsay*
11:30 – Noon - Networking Lunch

Save the date, register and join us. Bring your questions, suggestions, concerns, etc. Industry Partners working together have a better understanding of the roles of all involved in land records. PREP provides a local structured forum for property records industry stakeholders to meet and work together more effectively. 2 CE & 2 CLE Credits will be available. Contact Robin Kelsh, PTLA Office at info@plta.org.

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PREP Chapter Agendas

SOUTHERN CALIFORNIA PREP CHAPTER

(Business Co-Chair, Zachary Zaharek of *First American Data Tree LLC*; and Government Co-Chair, Tauna Mallis - *Assistant Recorder for Riverside County*)

PREP is holding its 3rd annual Southern California Chapter conference sponsored by First American Data Tree LLC, on *Wednesday, September 11, 2013*, from 8:30 a.m. to 12:30 p.m., with check-ins starting at 8:00 a.m.

This year the dynamic panels will consist of:

1. County-Recorders from Los Angeles, Orange, Riverside, San Bernardino, and San Diego counties;
2. Deputy District Attorneys from the Real Estate Fraud Divisions from Los Angeles, Orange, Riverside, and San Bernardino counties; and,
3. Wells Fargo - origination department representative

The previous conferences have been a tremendous success with a great attendance and we are expecting the same this year.



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Recent New PREP Chapter Efforts

New York State:

New York started their first PREP Chapter in 2014. They decided to focus on specific “projects” by creating workgroups to engage participants. First on the list was looking into the feasibility of standardizing recording fees across the State, and, another recent idea was to develop Recording Best Practices for the state. Co-chairs include (2) from the Business side - (1) eRecording Vendor, and (1) NYLTA President and (1) Clerk who serves as the Government co-chair.

Virginia:

A Virginia Land Title Association President recently reached out to PRIA to inquire about how to bring together the Clerks/Recorders and Title people to resolve issues around indexing criteria and document rejections - the result is that they are starting a PREP Chapter in early 2015. So far the Title association representative is leading the formation efforts and is searching for an interested government co-chair.



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Talk to other PREP Chapter Co-chairs

Contact any of the following [PREP Chapter co-chairs](#) or participants who can help you as well. These PRIA members have spoken at national conferences about PREP and are also willing to assist new co-chairs and Chapters.

Colorado: [Nancy Sotomayor](#), Douglas County, Colorado
Recording Manager

California: [Zachary Zaharek](#), First American Title

Pennsylvania: [Nancy Becker](#), Montgomery County, PA Recorder
of Deeds



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Your ideas and feedback

- Your thoughts and ideas?
- **Thank you** and feel free to contact any of us at PRIA or PREP, including any of the PREP Co-Chairs, to find out more about PREP.

ableman@pria.us