



# COUNTY OF CHESTER OFFICE OF THE RECORDER OF DEEDS

[www.chesco.org/recorder](http://www.chesco.org/recorder)

RYAN A. COSTELLO, ESQ., Recorder  
RUTH C. HUGANIR, Deputy Recorder

EDWARD C. SWEENEY, Esq., Solicitor

## POSSIBLE MANDATED INCREASE OF RECORDING FEES

**TO: ALL DOCUMENT SUBMITTERS**  
**FROM: RYAN A. COSTELLO, ESQ.**  
**DATE: SEPTEMBER 1, 2009**  
**RE: POSSIBLE MANDATED INCREASE OF RECORDING FEES**

---

The Pennsylvania General Assembly is currently considering House Bill 1861 (HB 1861). This bill would amend certain provisions of Title 23 (Domestic Relations) and 42 (Judiciary and Judicial Procedure) and proposes to **increase the fees** each Recorder of Deeds office must collect for the Commonwealth. The full text of the bill is attached for your review (and also available on the PA General Assembly website at [www.legis.state.pa.us](http://www.legis.state.pa.us)).

Should HB 1861 be enacted in its current form, our recording fees for deeds and mortgages would increase by at least \$17.00 per document. In other words, a basic four-page deed currently priced at \$51.50 would be raised to at least \$68.50 under the amendment. HB 1861 states that these additional fees, that **we will be required to collect**, will be deposited into the Judicial Computer System Augmentation Account and the Access to Justice Account. The increased fee portion will be used "as needed to fund the Judicial Department due to insufficiencies in a general appropriation act". In addition, the General Assembly provides that, during the first twelve months, it will decide whether to increase the new fee amounts further. My office has no ability to prevent this fee increase, if enacted.

**I am opposed to HB 1861.** I have written to our County Commissioners and to each of the Chester County members of the General Assembly, indicating my opposition to this bill. I urge all document submitters to take the time to contact their local Pennsylvania representatives and let them know how this fee increase will impact your day-to-day business.

Should you have questions or comments, please e-mail me at [RodInfo@Chesco.org](mailto:RodInfo@Chesco.org).

Thank you.