

## General Information

### Document Submittal Details

#### FORMAT

Labels are used to place recording information on all documents. Certain margin, paper size, and layout requirements apply to all documents. Please refer to the PRIA Document Standards, posted on our website, for more information and to view a sample cover page. Documents submitted that do not meet the standards must be accompanied by a \$25.00 non-compliance fee, or the document will be returned to the submitter.

#### MICROFILMING

All documents are scanned and microfilmed. Please use **black ink, black stamp pads, black typewriter ribbon,** and white or manila paper.

#### UNACCEPTABLE DOCUMENTS

Only legible documents capable of being reproduced on microfilm will be accepted for recording. If a document is unacceptable for recording, it will be returned to the sender with a return checklist stating the reason for rejection. A **\$10.00 Return fee** will be due on resubmission (per document each time resubmitted).

#### FOREIGN LANGUAGE DOCUMENTS

Must include a written English translation sworn or affirmed by the translator to be recorded along with the original instrument. An apostille or certificate of authentication may be required depending upon the country of origin. Please check with the U.S. Department of State and the Pennsylvania Department of State for details.

#### RETURN ENVELOPES

To save time and facilitate the filing and recording of documents, submitting parties should include a **self-addressed, stamped envelope**, of appropriate size, with sufficient postage with the initial filing of documents or plans. If you require notification of receipt, please enclose a second self-addressed, stamped envelope for the return of your recording receipts. If filing a mortgage satisfaction, please include appropriate stamped self-addressed envelopes for your customer and your return.

#### Methods of Payment

We accept cash, credit card, money order and business check as forms of payment. Cash and credit card are not permitted by law for tax-applicable fees, only recording. Personal and estate checks are not accepted at any time.

Visit [www.chesco.org/recorder](http://www.chesco.org/recorder) for additional information.



**Chris Pielli, Esq.**  
Recorder of Deeds

#### Office Officials:

Chris Pielli, Esq., *Recorder of Deeds*  
Erin VanRyn, *First Deputy*  
Diane O'Dwyer, *Second Deputy*  
Nancy W. Pine, Esq., *Solicitor*

#### Contact Us:

Chester County Recorder of Deeds  
313 W. Market Street, Suite 3302  
P.O. Box 2748  
West Chester, PA 19380-0991

Phone: (610) 344-6330

Fax: (610) 344-6408

Email: [RODinfo@chesco.org](mailto:RODinfo@chesco.org)

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

Click on "Records Search" for records online.

#### Hours:

**Front Desk:** is open Monday through Friday from 8:30am to 4:30pm. However, same-day document recording stops at 4:00pm on all days. Recording of plans stops at 3:00pm on all days.

**Search Room:** Monday through Friday from 8:30am to 4:15pm.

All hours are weather permitting.  
Our office is closed for all County holidays.

## COUNTY OF CHESTER

### Office of the Recorder of Deeds



## Fee Brochure

**Chris Pielli, Esq.**  
Recorder of Deeds





# Fees

## Recording Fees

### Deeds | \$94.75

Price includes up to 4 pages, 4 names, one UPI fee and one tract of land.

Each additional page is \$4.00.

Each additional name is \$1.00.

Each additional UPI is \$15.00.

Each additional tract of land is \$1.00.

**Statement of Value** counts as one page; if attaching exhibits to Statement of Value it may not be e-recorded. Likewise, re-recorded Deeds may not be e-recorded.

### Mortgages | \$94.75

Price includes up to 4 pages, 4 names and one UPI fee.

Each additional page is \$4.00.

Each additional name is \$1.00.

Each additional UPI is \$15.00.

### Affidavits | \$25.00

Price includes up to 4 pages, 4 names and one UPI fee.

Each additional page is \$4.00.

Each additional name is \$1.00.

Each additional UPI is \$15.00.

### Gift Affidavits | \$41.50

Price includes up to 4 pages, 4 names and one UPI fee.

Each additional page is \$4.00.

Each additional name is \$1.00.

Each additional UPI is \$15.00.

### Powers of Attorney | \$26.50 base fee

Price includes up to 4 pages and 4 names.

Each additional page is \$2.00.

Each additional name is \$0.50.

Each additional UPI is \$15.00.

**UPI Fee** A \$15.00 fee, per UPI number, will be collected at the time of recordation. UPI numbers are required on all recordings except UCCs, Notaries & Commissions, and some POAs (see above). The UPI must be on the first page of the document.

## Public Utility Filings

Filing Fee - \$7.00 per filing

Each additional copy—\$1.00 per copy

## Financing Statements

UCC filings - \$108.00 flat fee

## Commissions

Notary Public Bond and Commission - \$50.50

## Maps & Plans

**Subdivision Plans - \$83.00, Includes one UPI fee.**

Sizes must be between 17"x 22" and 34"x 44".

Three copies with original signatures are required at time of recording. Print should be legible for microfilming. An additional fee of \$17.00 is charged per each additional page to be recorded.

Time stamped copies - \$1.00 per page after first set.

**Return Envelope** - A sufficient size envelope with sufficient postage must be submitted with the plan, or a \$5.00 fee will be assessed.

**State Highway Plans - First page \$13.50**

**\$3 each additional page if aperture cards are provided**

**\$17 each additional page if ROD creates aperture cards**

**Condominium Plans - \$27.00 per plan**

**Maps** - \$5.00 for each plan marked as an Exhibit.

## Miscellaneous Fees

- Certification - \$1.50,
- Copies made by the public - \$0.50 per page,
- Copies made by ROD staff - \$5.00 per page,
- Copies faxed from the Recorder - \$5.00 per page, Plus a \$1.00 fax fee for each document ordered. An invoice will accompany the documents. Faxed copies of documents cannot be certified,
- Name search certification is \$10.00 for advance requests, \$20.00 for same day requests,
- Additional notation fees added when applicable.

## Payment of Fees and Taxes

- If any check is returned for any reason, there is a \$25 bank fee imposed.
- No personal checks
- No refunds or change will be given,
- Checks must be made payable to *Recorder of Deeds*,
- No checks older than 90 days will be accepted,
- No more than 10 documents per check,
- Separate checks are required for the (1)recording fee, (2)local transfer tax, and (3)state transfer tax,
- We accept cash at the Recording Counter for recording fees only.
- No refund of recording fees is given for documents recorded in error by the submitter. Any resulting re-recording expenses are paid for by the submitter.

## Some Basics (Please see our website for details)

**Acknowledgement** - Must include: State and County where acknowledgement was taken, date, persons/corporate officers, title and name of corporation or partnership, notary signature, notary stamp and notary seal (if applicable), and notary expiration date.

**Blanket Documents** - Must state every UPI number affected. Additional fees apply to Blanket Documents.

*(Some Basics Continued)*

**Deed of Correction** - Must state clearly on the Deed of Correction the reason for its filing, include a completed Statement of Value and a copy of the originally recorded deed (the deed being corrected). May not be e-recorded.

**Grantee/Mortgagee/Assignee Mailing Address** - Must be exact, current, legible, scannable, and unambiguous. Typewritten is preferred. In addition, PA State Law requires certification of these with a signature.

**Location** - All documents must indicate municipality, county, and state where the property is located.

**Mortgage Book & Page Numbers** - Must appear on all documents which refer back to the original mortgage.

**Multiple Documents** - Multiple documents constituting one transaction must be clearly numbered as to the proper order in which they are to be recorded. Any re-recording expenses resulting from an improper order of the documents will be paid by the submitter.

**Multiple Municipalities** - When a property is located in more than one municipality, the Local Transfer Tax must be pro-rated and typed on the document in dollar amounts. May not be e-Recorded.

**Notary Stamp** - Must be clear and legible. Writing or typing information on the stamp is a violation of Chapter 12 of the Pennsylvania Uniform Notary Law.

**Personal Information** - It is the responsibility of the submitter to ensure that no personal information (SSN, bank account, credit card account, etc.) appears on documents submitted for recording. Documents containing personal information may be redacted at the discretion of the Recorder.

**Re-recorded Documents** - Must state clearly on the document an explanation for the re-recording, a new acknowledgement and all recorded pages.

**Statement of Value (SOV)** - A SOV must accompany all deeds not stating the full value of the property being conveyed, except when a family exemption applies.

A SOV must be completed as per the PA Department of Revenue (The Common Level Ratio Factors change annually on July 1st and must be included on the SOV). A SOV counts as an extra page.

**Submitter's Name** - The submitter's name and company must be typed on the document in the "Return To" area.

**UPI Number** - Must appear correctly on the first page on any document requiring a UPI. (Call BLR at 610-344-4561 or 610-344-5968 for assistance).