Hello Friends,

I hope you are all fairing well through our various heat waves and thunderstorms as we head into the summer months. Forecasts indicate that we are in for hotter-than-average temperatures this summer for large sections of the U.S. Experts recommend that we look out for our neighbors and pets during extreme heat and take note of any signs of heat stroke or heat exhaustion. Remember to stay hydrated!

Here at the Recorder of Deeds, we are keeping cool and taking care of business. In June I attended our PA Recorder of Deeds (PRODA) Conference in Lancaster with my two deputies. This annual conference is a great way to keep up with trends and share best practices with Recorders from across the state. We learned about a new bill that was passed in the PA General Assembly entitled “Repudiation of Discriminatory Real Estate Covenants.” In the early part of the 20th Century, these discriminatory covenants were inserted into real estate documents barring ownership or occupancy of real property based on a prohibited basis such as race, ethnicity, or religion. Although these covenants are no longer enforceable, this harmful and discriminatory language still exists in many property deeds. The Act declares the unlawful restrictive covenants null and void and allows a property owner or a homeowner association to file a repudiation form free of charge in their local Recorder of Deeds office.

The PRODA website padeeds.com now contains a fee calculator where submitters can enter information to calculate fees in counties around the Commonwealth. As always, we are happy to review documents before they are submitted to give pricing and to confirm the document meets recording standards. We are not authorized to draft...
documents or provide legal advice.

Our office continues to attend off-site events so we can reach veterans in their own communities to record their military discharge papers and receive our veterans discount cards. You will read about two such events in this newsletter.

From all of us here at the Recorder of Deeds Office, have a happy and safe 4th of July! Go Phillies!

Thank you for subscribing to Good Deeds. We will continue to distribute our newsletter to keep you up to date about happenings at the Recorder of Deeds office and provide some useful information about our services. “Teamwork and Service” is our motto here and we are happy to continue to serve you.

Please note, you can sign up for future publications here if you have received this in forward.

Diane O'Dwyer
Recorder of Deeds

EVENTS! Veteran Resource and Senior Health Expo

First Deputy Alex Christy (Left) and Special Project Coordinator Marc Verduci (Right) assisting a Chester County homeowner at the Senior Health Expo.

SENIOR HEALTH EXPO
On May 15, 2024, our office was happy to attend the Senior Center Health Expo at the West Chester Area Senior Center. We provided I.D. Cards to Veterans after DD-214 recording, information about our Fraud Guard program, and produced copies of recorded documents on-site for Chester County homeowners.

VETERAN RESOURCE FAIR
On June 1, 2024, Special Projects Coordinator Marc Verduci and First Deputy Alex Christy represented the office at the Annual Veteran Resource Fair, hosted by Chester County Veterans' Affairs. Our office was grateful to attend and provide on-site DD-214 recording and Veteran I.D. Cards.

Marc recording discharge paperwork at the Veteran Resource Fair.
No events: If you are an organizer and have an upcoming Veteran related event, please contact special projects coordinator Marc Verduci: mverduci@chesco.org | 610-344-4363

Recorder Reminder: eRecording Standards and CLR

ERecording Standards: The practice of eRecording is safe and efficient, available in 49 states, and is increasing in use every year. While eRecording makes up the bulk of submissions and around 85% of recorded documents, it also means that a majority of our rejections come from eRecording. All PRIA standards apply to eRecording submissions, but there are a few further restrictions that apply to eRecording. Deed filings that require attachments (I.E., Deed of Correction, Re-Recorded Deed, Deeds with Trusts), Subdivision Plans, and Highway Plans cannot be eFiled.

Other Requirements:

- Transfer Tax amounts must be typed on the first page if no exemption claimed.
- Limit of ten documents per package.
- Limit of ten UPIs per document.

CLR CHANGE: Every year the Department of Revenue changes the CLR (Common Level Ratio). The CLR is used to calculate the fair market value of a property, the amount is what transfer taxes are based on, if higher than the consideration and if no exemption is claimed.

Effective July 1, 2024:
CLR increased from 2.78 to 2.95.

BEWARE OF SCAM MAIL

New Chester County homeowners have reached out to our office with concerns about potential scam mail. They receive a letter in the mail that offers a fee of approx. $100.00 dollars to receive a copy of their deed. The tone of the letters implies a sense of urgency for new homeowners to quickly pay the fee so that they can receive a copy.

Our office will never send a letter soliciting payment for service. These entities are well aware that our office provides official copies at a far lower rate (per page: $.50 cents in person, $5.00 mail) and that unofficial copies are online for free. If you receive these letters, understand that you have no obligation to pay for their services. If you are unsure, please reach out to our office for assistance.

A Little History: Flag Day and Juneteenth

Flag Day (6/14/2024): Flag Day is a commemoration of the adoption of the official flag of the United States. The story goes that General George Washington in 1776 went to seamstress Betsy Ross with a vision of a flag with thirteen strips and thirteen six pointed stars, representing the original colonies. Ross suggested that Washington redraw the proposed flag with five-point stars instead. With the new sketch, Ross sewed what became the first flag of our country at the famous Betsy Rose house in Philadelphia, where annual ceremonies in recognition of Flag Day occur each year! As America expanded and gained new states the design of the flag changed, but the original conception of thirteen stripes still remains to this day, with fifty five-point stars commemorating all fifty states.

SOURCE: https://www.pbs.org/newshour/nation/what-is-flag-day-heres-a-guide
The Abolitionist Movement was triumphant in their cause to eliminate slavery in America following the Civil War. Chester County was home to several abolitionist groups that not only vocalized their disdain for the abhorrent practice of slavery through sermons, protests, and lobbying efforts, but facilitated and were active in the underground railroad. Just recently, the Historic Cox House was relocated from its original location off of Route 1 near Longwood Gardens. John Cox and Hannah Cox were both delegates to the state and national anti-slavery conventions and John was president of the Kennett Anti-Slavery society (est. 1837). Following the fugitive slave act 1850, escaped slaves needed further protection when they reached the north. The Cox House was one of many safe points found in Chester County for escaped slaves traveling the Underground Railroad. Other groups and meetinghouses were instrumental in protecting escaped slaves traveling the Underground Railroad. Also, Members of the Longwood Progressive Friends Meetinghouse petitioned President Abraham Lincoln to enact widespread emancipation on June 20, 1862. Just a few months later, he signed the emancipation proclamation.

Juneteenth is the celebration of the emancipation of slavery in the United States. The day marks a significant turning point in the history of our nation, representing an important step to realizing our country’s founding ideals of equality and freedom for all citizens. To learn more about Chester County’s role in the abolition of slavery, The Kennett Underground Railroad Center has resources and tours that detail the Underground Railroad in Chester County. The Chester County Planning Commission and History Center have scheduled walking tours throughout the summer, that showcase locations active in the abolitionist movement.

**Rod Tree Ready for the Fourth of July!**

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**Recorded Documents: YTD**

**21,482** as of 06/30/2024

**84%** eRecording

*News from the Office of the Recorder of Deeds, Chester County, Pennsylvania*  
*May 2024 - June 2024*